HAMIT LAND & AUCTION INC.

Stockton
104 N. Walnut
785-425-6585

Russell
929 S. Fossil
785-483-7777

Hays
103 C2 E. 27th
785-621-4101

REAL ESTATE AUCTION

TUESDAY, APRIL 18, 2023 AT 11:00 AM

160 ACRES STAFFORD COUNTY REAL ESTATE & PRODUCING MINERALS

FOR: JONI SELBE

AUCTION LOCATION: STAFFORD COUNTY ANNEX, 210 E. THIRD ST., ST. JOHN, KS

LEGAL DESCRIPTION (TRACT I): Lots 1 & 2 & South Half of Northeast Quarter (Lots 1 & 2 S/2 NE/4) of Section Five (05), Township Twenty-Three (23) South, Range Fourteen (14) West of the 6th PM Stafford County, Kansas

FSA INFORMATION: 159.77 Total Acres with 156.75 enrolled in CRP Program from 10-01-2021 through 09-30-2031 with a Rental Rate of $40.82 per acre and a total annual Payment of $6,399.00.
CCC-505 CRP Reduction Acres of 128.60
Wheat Base 128.60

POSSESSION: On Date of Closing, with the Purchaser to receive 100% of the 2023 CRP and all future CRP payments.

MINERALS: Seller is reserving 50% of producing minerals for a term of 20 years or so long as there is production, the Purchaser will receive 50% of July 2023 and all future Oil runs.
Sellers Mineral Interest 0.12500000

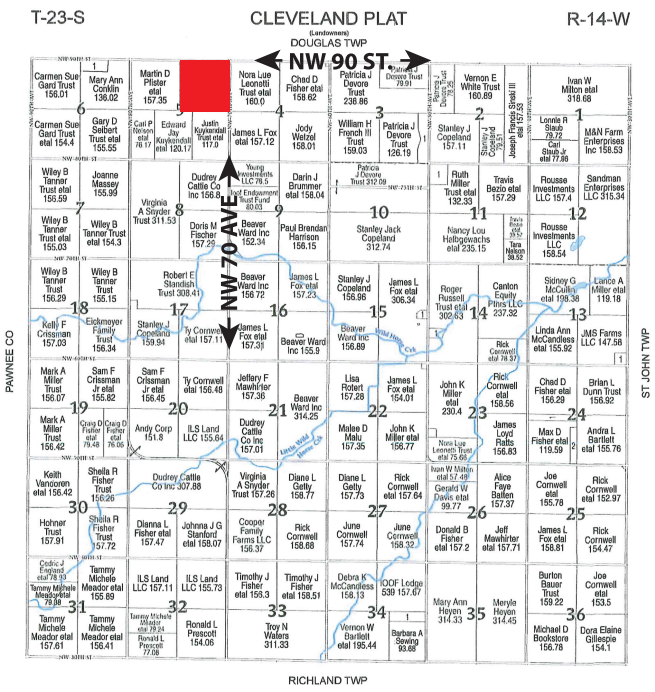
PRODUCTION: (No Report on 2022 Production)
2021**1458 bbls. 2018**1603 bbls.
2020**1541 bbls. 2017**1693 bbls.
2019**1849 bbls.

TAXES: 2022 Taxes $1,011.03 All 2022 Taxes will be paid by the sellers, and all 2023 and future taxes to be the responsibility of purchaser.
This property has excellent upland game hunting possibilities.

Directions from St. John West on First St to NW 30 Ave, North to NW 50 St, West to NW 50 Ave, North to NW 90 St. West to NW 70 Ave Northeast corner of property. From Great Bend South on US 281 to 19th Street, West to NW Ave, South to NW 90 St. West to NW 70 Ave.

TERMS: 10% down day of sale with balance due at closing. The sellers and purchasers will share the cost of Title Insurance and closing expenses on a 50/50 basis.

CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable County & FSA sources. Purchasers are encouraged to verity details and view property prior to auction. This auction is not contingent upon the purchaser's ability to finance the purchase. Please consult with your loan agency prior to the auction.

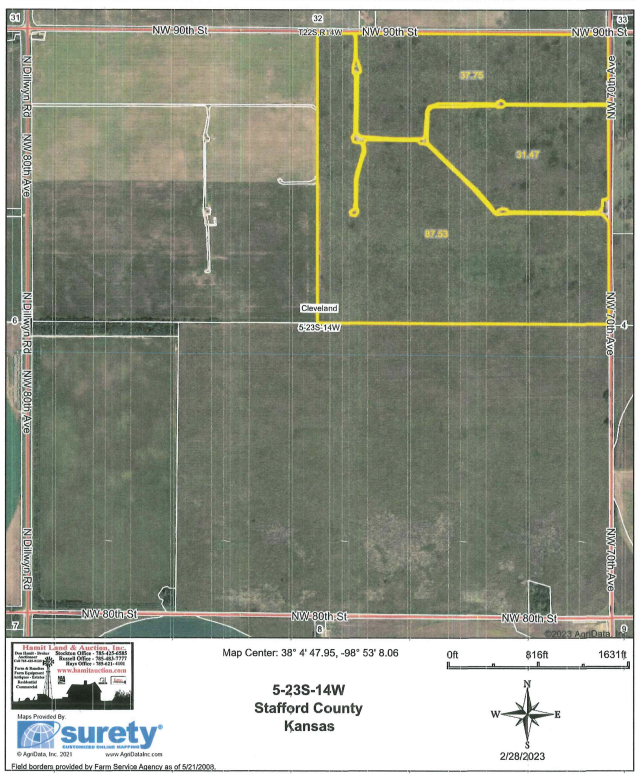


Live online bidding available - go to hamitauction.com to register

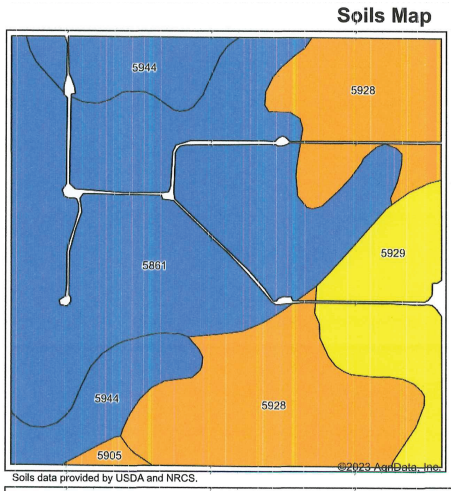
Announcements made day of Sale take precedence over printed material.

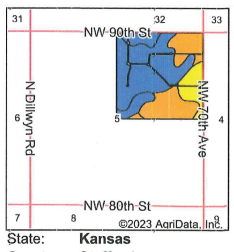
Signs Will Be Posted

Aerial Map



Soils Map





State: Kansas
County: Stafford
Location: 5-23S-14W
Township: Cleveland
Acres: 156.75
Date: 2/28/2023

Soils data provided by USDA and NRCS.

Area Symbol: KS185, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Cotton
5861	Attica fine sandy loam, 1 to 3 percent slopes	72.86	46.5%		IIe	IIe	2550	49	48	44	40
5928	Pratt loamy fine sand, 1 to 5 percent slopes	46.24	29.5%		IIIe	IIe	2380	33	33	27	14
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	18.56	11.8%		IIe	Ie	2700	57	46	44	25
5929	Pratt loamy fine sand, 5 to 12 percent slopes	17.94	11.4%		IVe	IIIe	2380	32	31	26	13
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	1.15	0.7%		IIIe	IIIe	2700	48	45	38	26
				Weighted Average	2.53	2.00	2499.3	*n 43.3	*n 41.4	*n 36.9	*n 27.4

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Thank You for Posting!