

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

**320 ACRES MORE OR LESS RUSSELL COUNTY REAL-ESTATE
FOR: PARTITION SALE, DISTRICT COURT OF RUSSELL COUNTY, KS.**

CASE NO. 2023-CV-000031 TABOR VS HIBBARD

THURSDAY, FEBRUARY 29TH, 2024 • 10:00 AM

**AUCTION LOCATION: FOSSIL CREEK HOTEL & SUITES, DOLE/SPECTOR CONFERENCE
CENTER, 1430 S. FOSSIL, RUSSELL, KANSAS**

LEGAL DESCRIPTION TRACT I

South Half (S/2) Section Sixteen (16), Township Fifteen
(15) South, Range Twelve (12), West of the 6th PM.
Russell County, Kansas.

FSA INFORMATION: 100.39 Acres Cultivation
Balance Grassland/Trees
WHEAT base 79.40 PLC Yield 31

TAXES: Seller to pay all 2023 and prior taxes, 2024
Taxes will be the responsibility of purchaser. 2023
Taxes were \$1,534.54.

POSSESSION: First day following the completion of
2024 Wheat harvest or August 1st, 2024, whichever
comes 1st, and at closing on all idle acres and
grassland acres.



**ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL
LIVE WEB-CAST BIDDING WILL BE PROVIDED.**

HAMIT LAND & AUCTION, INC.

www.hamitauktion.com

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Farms & Ranches
Farm Equipment
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Commercial

NAA
Kansas

Don Hamit - Broker - 785-425-6585 or 785-425-8123

Jim VonFeldt - Agent - 785-483-7777 or 785-623-7979

Jason Schneider - Agent - 785-650-2433

Milton Carlin - Agent - 785-346-8412

Listing Agent

Jim VonFeldt - 785-623-7979

jim@hamitauktion.com

Your Farm & Ranch Specialist

**Law Offices of Hope, Mills, Bolin,
Collins & Ramsey LLP.**

**Michael E. Collins
representing the Plaintiffs.**



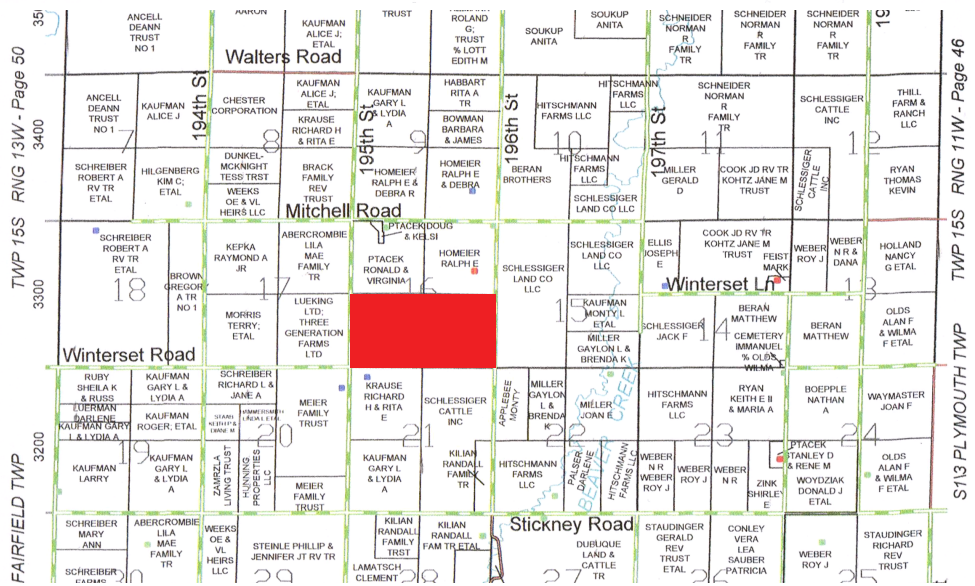
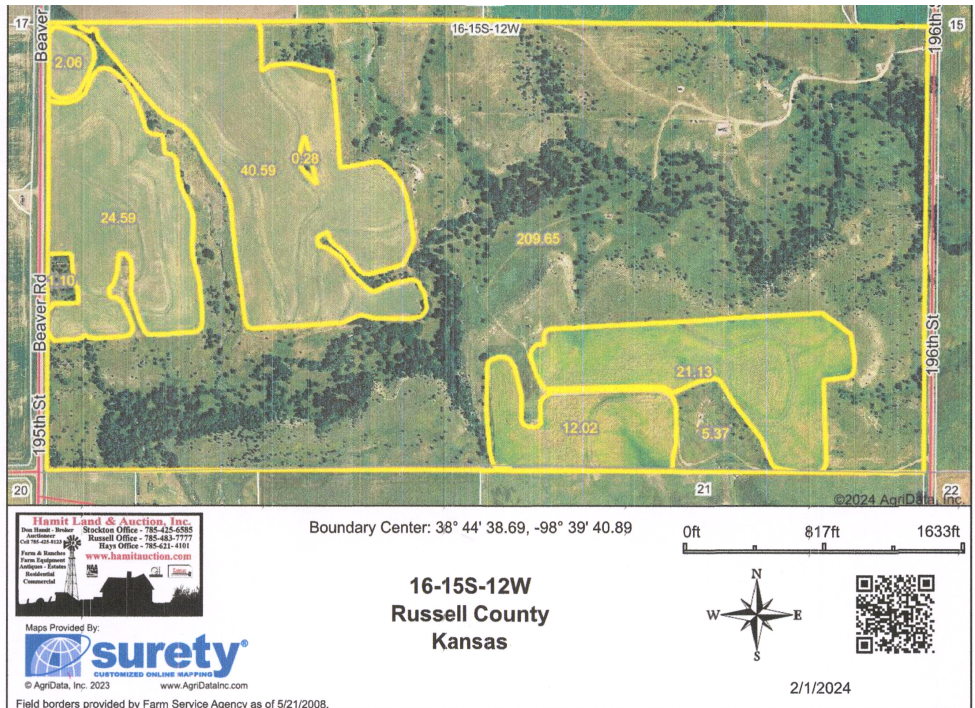
HAMIT LAND & AUCTION INC

PARTITION SALE, DISTRICT COURT OF RUSSELL COUNTY, KS.

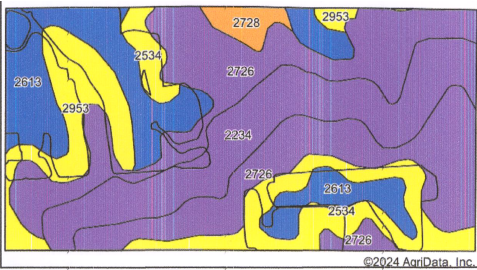
TERMS: With the provision that the successful high bidder must deliver Ten percent (10%) of the successful high bid to the Clerk of the District Court of Russell County by a Cashier's check or by wired funds on date of sale, and with the balance due of the purchase price to be due and paid in full to the Clerk of the District Court within Five (5) business days after confirmation of the sale by the Court.

CONDITION: All acreages are considered to be approximate and are deemed to be from reliable County & FSA sources. Purchasers are encouraged to verify 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.

LAND LOCATION: On intersection of Winterset Rd. and 195 St. That is the Southwest Corner of Real Estate.



HAMIT LAND & AUCTION INC PARTITION SALE, DISTRICT COURT OF RUSSELL COUNTY, KS.



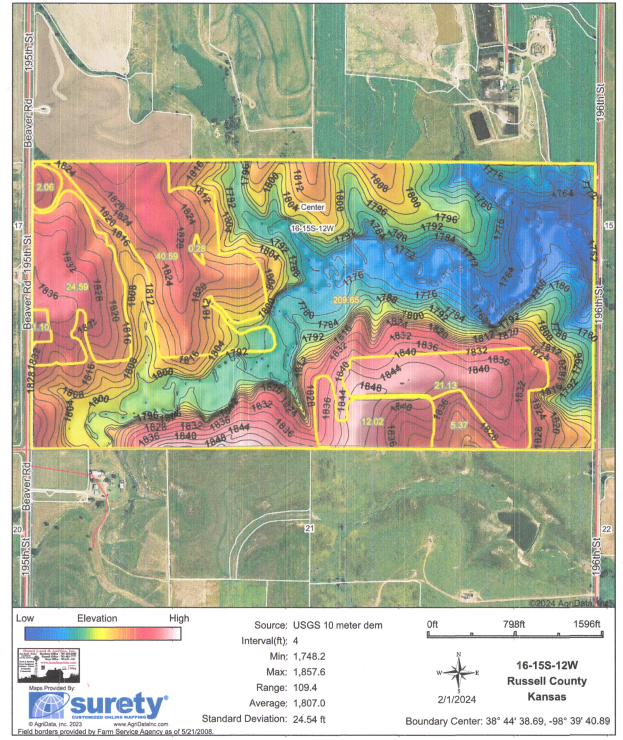
Soils data provided by USDA and NRCS.

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Area Symbol: KS167, Soil Area Version: 22													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Range Production (lbs/acre/yr)	Grain sorghum Bu	Smooth bromegrass AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	121.90	38.5%		Vle	Vle	2230				39	28	34
2234	Roxbury silt loam, channeled, frequently flooded	61.96	19.6%		Vw	Vw	4423				46	32	24
2613	Harney silt loam, 1 to 3 percent slopes	58.66	18.5%		Ile	Ile	3002				68	51	59
2534	Balta silty clay loam, 3 to 7 percent slopes	38.40	12.1%		IVe	IVe	3000	30	2	19	65	47	50
2953	Wakeen silt loam, 3 to 7 percent slopes	29.41	9.3%		IVe	IVe	2673				48	32	38
2728	Nuckolls silt loam, 3 to 7 percent slopes	6.46	2.0%		IIle	IIle	2960				72	51	60
Weighted Average					4.57	4.57	2951.2	3.6	0.2	2.3	*n 50.4	*n 36.2	*n 39.5

Topography Hillshade



Hamit Land & Auction, Inc.

104 N. Walnut
Stockton, KS 67669

Thank You for Posting!

