

# 611 +/- ACRES of ROOKS COUNTY KS LAND

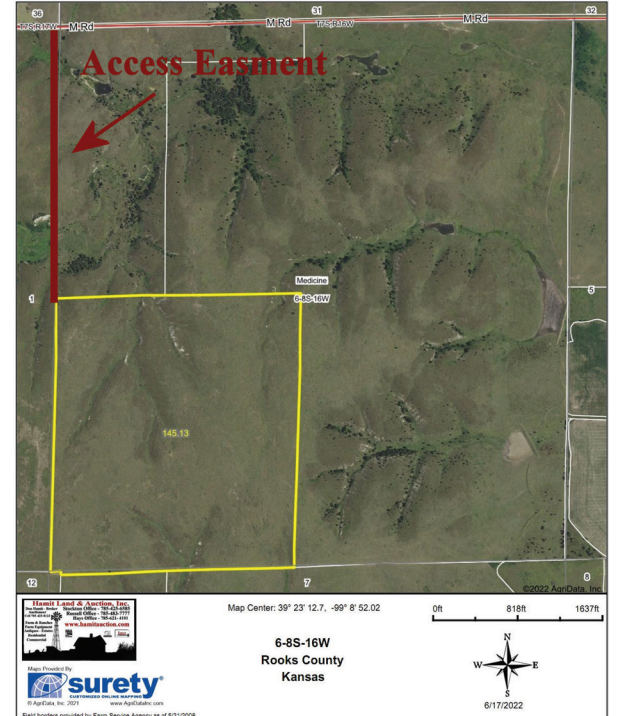
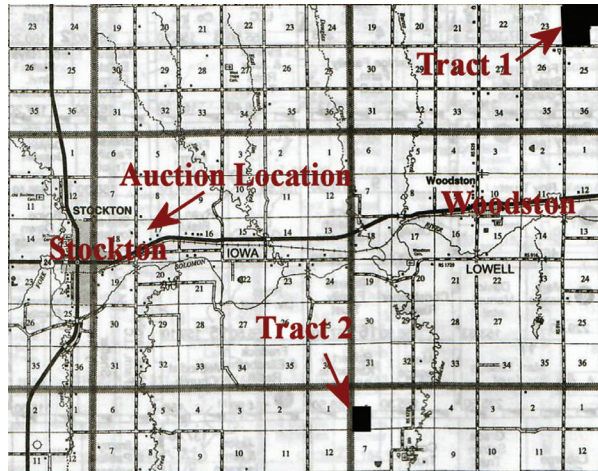
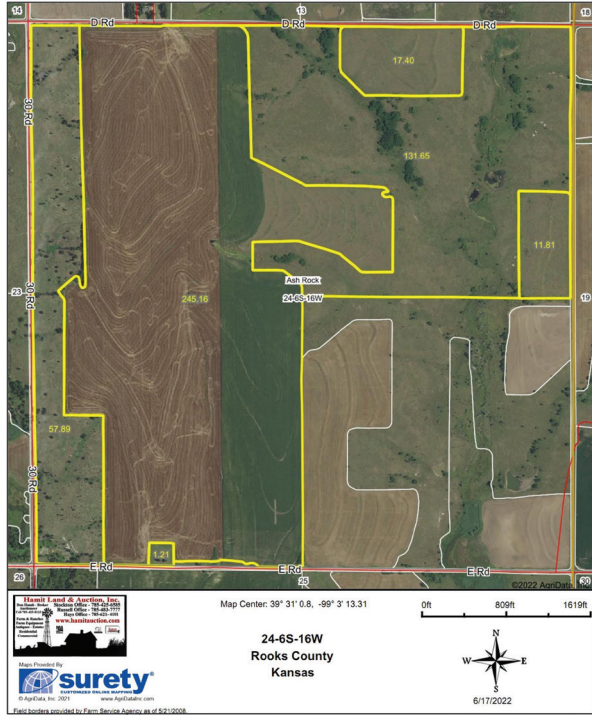
CROPLAND, PASTURELAND & CRP

For the Kathryn Elaine McCall Trust And The Edna E. Yoxall Trust No. 1

Wednesday, November 9, 2022 - 10:00 a.m.

Auction Location: Nova Theater, Stockton, KS (517 E. Main)

Come Early for Refreshments & to Register for Bid Number  
This Will be a Live Auction with Live On-line Bidding Included!



**TRACT 1: LEGAL DESCRIPTION:** The North Half and the Southwest Quarter (N/2 SW/4) of Section Twenty-four (24), Township Six (6) South, Range Sixteen (16) West of the 6th P.M., Rooks County, KS excepting a 1.2-acre tract for the Spring Branch Cemetery leaving approx. 465.99 acres more or less. Seller - Kathryn Elaine McCall Trust -Shane T. McCall Trustee

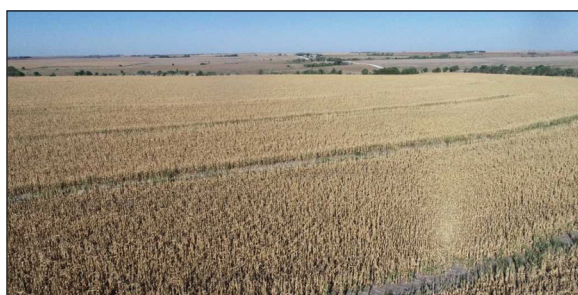
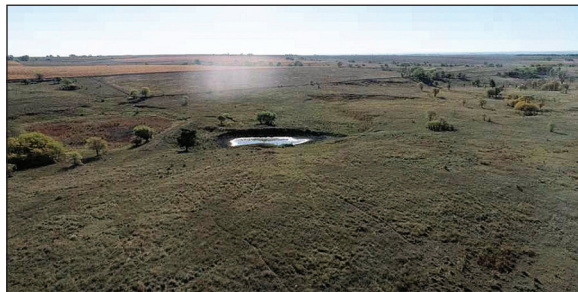
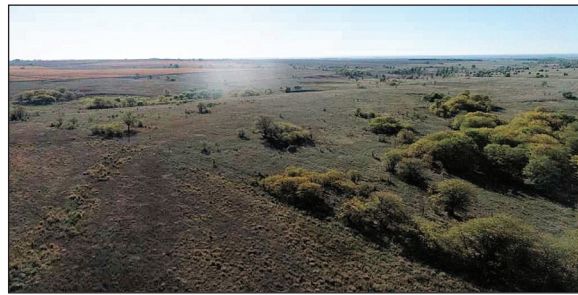
**Land Location from Woodston, KS:** 2 Mi. East to 30 Rd and 3 1/2 Mi. North to E Rd being the Southwest Corner.

**WATCH FOR SIGNS!**

**GENERAL DESCRIPTION:** This incredible tract of land has great potential to be the envy of any sportsman, farmer, or rancher. This property features 223 acres of excellent cropland and 50.12 acres enrolled in the CRP program. The balance being pasture & trees. The west pasture has good grass, good fences and also has lots of trees that provide protection and refuge for animals of all species. Due to dry weather the wet areas that usually provide water have dried up and the current tenant is hauling water. The east pasture has good fencing, good grass, trees and a pond that provide water.

**FSA INFO. FOR TRACT 1:** Wheat Base -141.77 acres with a 58 bu. PLC Yield, Grain Sorghum Base- 34.65 Acres with a 72 bu. PLC Yield, Corn Base-8.70 Acres with a 79 bu. PLC

**CRP:** 50.12 Acres with a rental rate of 52.57 per acre providing an annual payment of \$2,634.00. The CRP contract expires 09-30-2026.



**POSSESSION:** Possession of the above-described properties will be March 1, 2023.

**CRP & MINERALS:** Sellers shall convey 100% of the 2023 and subsequent years CRP payments and 100% of the Seller's mineral interest.

**TAXES:** Seller Shall Pay All The 2022 Real Estate Taxes and Buyer to Pay All 2023 and Subsequent Years Taxes. 2021 taxes were: Tract 1-\$3,584.42 and Tract 2 - \$322.98

**TERMS:** 10% down day of sale with the balance to be paid at closing.

**TRACT 2:** The Southwest Quarter (SW/4) of Section Six (6), Township Eight (8) South, Range Sixteen (16) West of the 6th P.M. Rooks County, Kansas being 145.13 acres more or less. Sellers - Kathryn Elaine McCall Trust -Shane T. McCall Trustee and the Edna E. Yoxall Trust No.1 - Carol S. Yoxall, Donald J. Weis and Paul S. Gregory as Trustees

**LAND LOCATION:** Go South of Woodston, KS on 28 Rd 1 mi. to J Rd, then 1mi West to 26 Terrace and then continue South 3 mi. to M Rd, then 1 1/2 Mi. West and then South 1/2 mi. off road via easement.

**WATCH FOR SIGNS!**

**GENERAL DESCRIPTION:** This tract of land is all native grass pasture. There is no developed water supply on said property and there is no division fence on the west 1/4 mile of the north line. There is an easement of record for access from the north on the east line Section One (1), Township Eight (8) South, Range Seventeen (17) West of the P.M. currently known as the Schilowsky property.



**Hamit Land & Auction, Inc.**  
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**CONDITIONS:** All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Announcements made day of sale shall take precedence over printed material. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Consult your loan agency prior to the auction.