

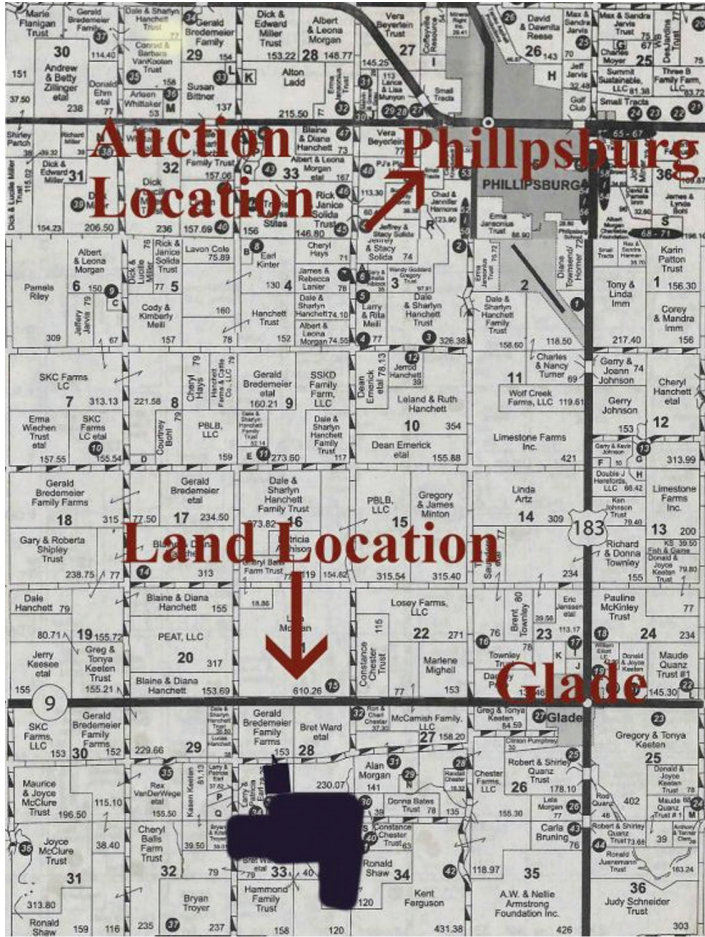
ROULEAU LAND AUCTION

SELLERS: David N. and Sheryl D. Revocable Trust

**Selling 331 +/- Acres of Crop and Pastureland that Features Approximately
1 Mile of North Solomon River that Flows through this Property
TUESDAY, JULY 28th, 2026 - 10:00 a.m.**

**Auction Location: Huck Boyd Community Center 860 Park St. Phillipsburg, KS
COME EARLY FOR REFRESHMENTS AND TO REGISTER FOR A BID NUMBER!**

This Will Be a Live Auction with
Live Online Bidding Included!
go to www.hamitauktion.com to
view or to register to bid on-line



Land Location: At the Junction of Hwy 183 and No. 9 at Glade, KS go West 3 Miles to W 200 Rd, then go South 1 Mile to W Warrior Terrace. From There Follow the Signs!

LEGAL DESCRIPTION: Land is located Sections 28 and 33 in Township Four (4) South, Range Eighteen (18) West of the 6th P.M., Phillips County, KS – Complete, Very Lengthy Legal Description is Posted in Full at www.hamitauktion.com

GENERAL DESCRIPTION: This highly diversified farm features approximately one mile of the North Solomon River flowing through the property, providing excellent wildlife habitat and

a reliable water source. The property includes approximately 177.97 acres of cropland suitable for food plots, cash grain production, and forage crops, with an additional 25.36 acres established in replanted grass. The remaining acreage consists of native grassland that supports livestock grazing operations. Water resources include the North Solomon River as well as a spring-fed pond. The City of Phillipsburg maintains water wells located on the property and retains full rights of ingress and egress for the operation, maintenance, and servicing of those wells, as well as the right to develop additional wells in the future if necessary.

FSA Information: Total Cropland 177.97 Acres, Wheat Base-73.45 Acres W/PLC Yield of 34 Bu., Grain Sorghum Base-60.60 Acres W/PLC Yield of 57 Bu. and Soybean Base 5.45 Acres W/PLC Yield of 26 Bu.

Seller shall convey landlords share, an undivided 1/3rd, of growing crops to the purchaser. Purchaser shall be required to reimburse fertilizer expenses for the current Alfalfa, Triticale & Cane crops in the amount of \$3,592.93 and shall be responsible for landlords' share of fall applied fertilizer and chemical applications, if needed.

Minerals: Sellers shall convey all Sellers' mineral interest to the purchaser.

Possession: Purchasers will get possession and rights of ingress and egress of the river on October 1, 2026, Possession on all pasture, alfalfa & unplanted crop land will be March 1, 2027. Possession of acres planted to wheat this fall shall be immediately following the 2027 wheat harvest.

Taxes: Seller will pay all the 2025 and prior years taxes. 2026 taxes and subsequent years will be the responsibility of the purchaser. 2025 Taxes were \$1,579.86

Title Insurance: Title insurance shall be used issued to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy expense and closing agents' fee. The mortgage policy, if required, will be the expense of the buyer.

Terms: Ten Percent (10%) down day of sale balance due upon closing. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL

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