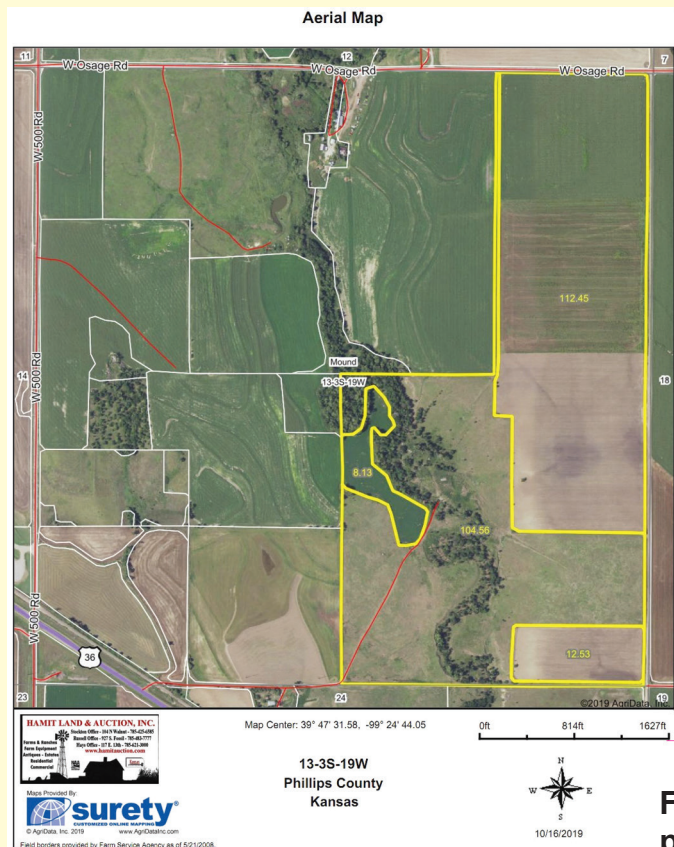


# 238 +/- ACRES PHILLIPS COUNTY LAND AUCTION

## Monday November 18, 2019, 10:00 A.M.

**AUCTION LOCATION:** Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS

*Come Early for Refreshments & to Register for Bid Number*



### LEGAL DESCRIPTIONS:

-The Southeast Quarter (SE1/4) and the East Half of the Northeast Quarter (E 1/2 NE 1/4), Section Thirteen (13), Township Three (3) South, Range Nineteen(19) West of the Sixth P.M., Phillips County, Kansas being 237.6 acres more or less.

**LAND LOCATION:** From Phillipsburg, KS - 4 miles West on HWY 36 to West 400 RD. then 1/4 mile North to the Southeast corner of the property.

**GENERAL DESCRIPTION:** This tract of land has approximately 133.11 acres of prime cultivation and 104.56 acres of pastureland. On the cropland, approximately 86 acres are planted to wheat with the buyer receiving 1/3rd of the wheat crop delivered to the closest elevator. In return, the buyer will be required to pay 1/3rd of the current fertilizer bill in the amount of \$621 and 1/3 of the top dress bill if needed this spring. The balance of the cropland, approximately 40 acres is planted to milo. The cropland is primarily class II, Holdrege Silt Loam. The pasture has excellent native grasses that have been well managed and the property has good fences. It has a creek and rural water to service the property.

**FSA Information:** This land has approximately 133.11 acres of cultivation. It carries a 43.9 acre wheat base W/34 bu yield, a 59 acre grain sorghum base W/70 bu. yield.

**MINERALS:** Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

**POSSESSION:** March 1, 2020 on the pastureland and idle cropland, after the 2020 wheat harvest on the 86 acres drilled to wheat.

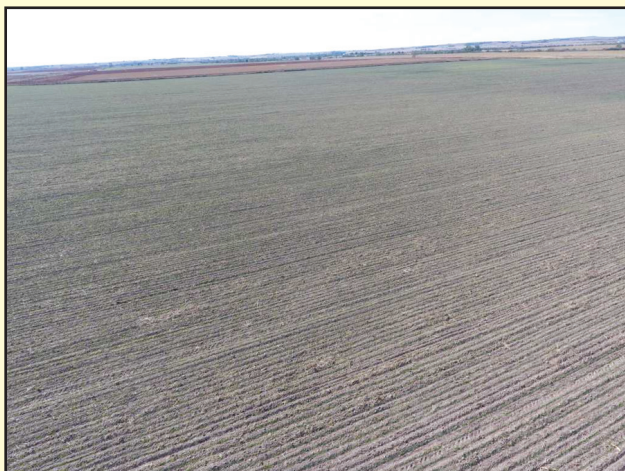
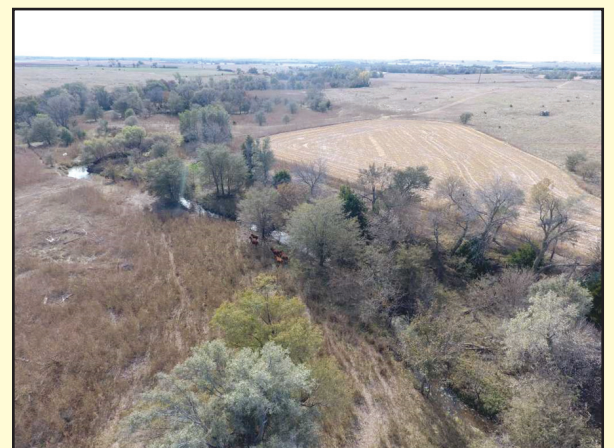
**TAXES:** Seller shall pay all the 2019 taxes and prior years' taxes, if any. The 2020 and subsequent years taxes shall be the responsibility of the buyer. 2018 taxes were \$2,174.18.

### TERMS, TITLE INSURANCE AND CLOSING:

Ten Percent (10%) down day of the sale, (40%) due on December 18th, 2019 and (50%) due on January 3rd 2020. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Consult your loan agency prior to the auction.

**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. Bidding increments are solely at the discretion of the auctioneer. The auctioneer will not accept absentee or telephone bids at the auction without prior approval. Announcements made day of sale shall take precedence over printed material.



**SELLERS:** Alan & Connie Hanke,  
Glenn & Paula Weinman,  
Harvey & Evelyn Krein,  
Richard & Robin Chester  
and Terri Hanke

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**Cody Miller – Listing Agent – 785-533-3300**