

80+/- ACRES PHILLIPS COUNTY, KS LAND AUCTION

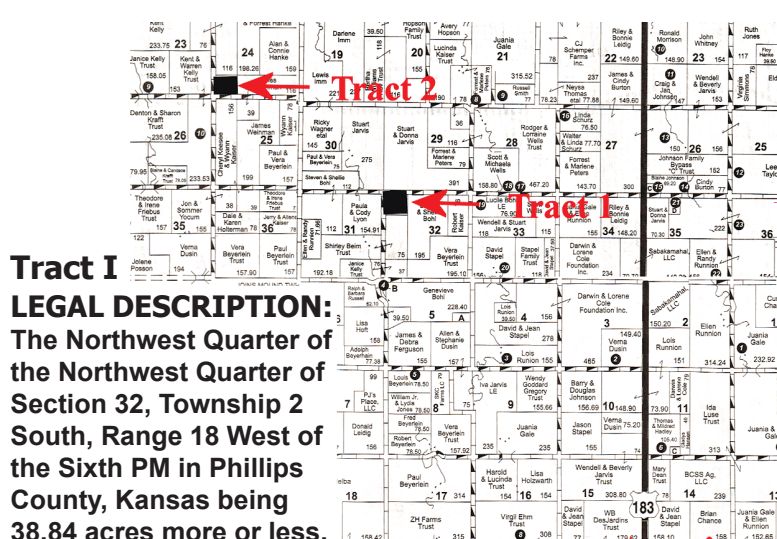
**Selling in
two individual
tracts
with no
combinations**

**Friday, March 9, 2018
10:00 a.m.**

**Be sure to check the website at
www.hamitauction.com
for more information and pictures**

**Come early for
refreshments
and to register
for a
bid number**

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



LAND LOCATION: From Phillipsburg, KS - 5 miles North on HWY 183 to West Limestone RD then 3 miles West to the Northwest corner of the property.



Tract I GENERAL

DESCRIPTION: This tract of land has approximately 19.12 acres of cultivation and 19.72 acres of native grassland. It has some wooded areas that could provide some wildlife habitat. All tillable acres are idle at this time.

FSA Information: This land has approximately 19.12 acres of cultivation. It carries a 13 acre wheat base W/36 bu yield, a 5.4 acre grain sorghum base W/65 bu. yield.

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

POSSESSION: Immediate upon closing.

TAXES: Seller shall pay all the 2017 taxes and prior years' taxes, if any. The 2018 and subsequent years taxes shall be the responsibility of the buyer. 2017 taxes were Tract I \$243.42 and Tract II \$249.88.

TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down day of the sale; balance due upon closing. 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.

Tract II

LEGAL DESCRIPTION:

The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), of Section Twenty Four (24), Township Two (2) South, Range Nineteen (19) west of the 6th P.M. in Phillips County, Kansas being 37.79 acres more or less. (Surface Only)

LAND LOCATION: From Phillipsburg, KS - 6 miles North on HWY 183 to West Kiowa RD then 5 miles West to the Southwest corner of the property.

GENERAL DESCRIPTION: This tract of land has approximately 25.81 acres of cultivation and 11.94 acres of grass and wooded area that could provide some wildlife habitat. All tillable acres are idle at this time.

FSA Information: This land has approximately 25.81 acres of cultivation. It carries a 15.3 acre wheat base W/36 bu yield, a 5.8 acre grain sorghum base W/57 bu. yield.



SELLERS: ANNA SCHREMMER REVOCABLE TRUST - ANNA SCHREMMER TRUSTEE AND LINDERMAN HAZEN TRUST - WILMA HAZEN AND CHARLES LINDERMAN TRUSTEES
Be Sure to Check Our Website for More Info & Pictures: www.hamitauction.com

**Cody Miller - Listing Agent
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