

ELLIS COUNTY LAND AUCTION

312 +/- ACRES WITH OIL PRODUCTION

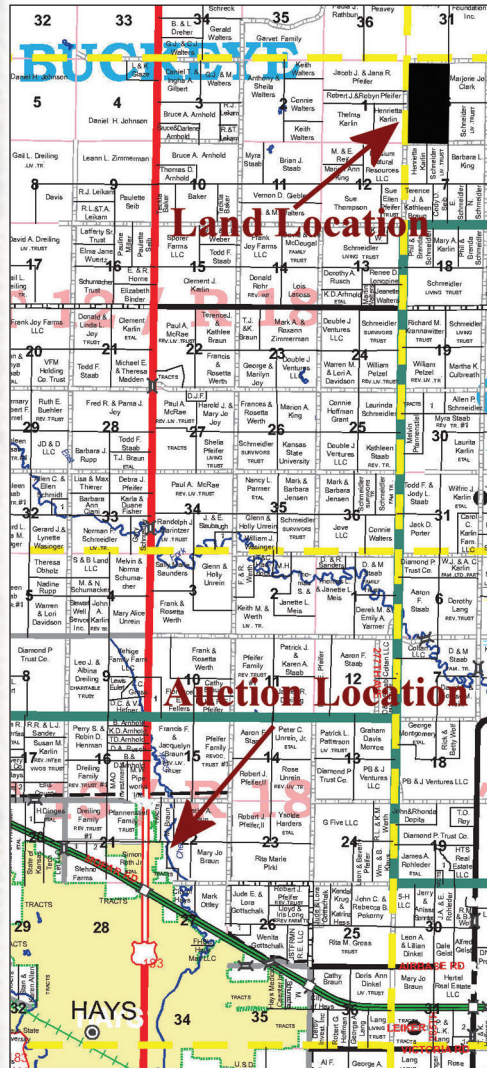
for The Alvin Rohr Family Trust

Tuesday, November 12th, 2019 - 10:00 A.M.

Auction Location: Best Western-Butterfield Inn, 1010 East 41st. Street, Hays, Ks

visit www.hamitauction.com for more pictures

Come Early for Refreshments & to Register for Bid Number



LEGAL DESCRIPTION: The West Half (W/2) of Section Six (6), Township Twelve (12) South, Range Seventeen (17) West of the 6th P.M., Ellis County, Kansas

GENERAL DESCRIPTION: This property has 187.70 acres of cropland with the balance being grass. The cropland is primarily Harney-Carlson Silt Loam W/1-3 percent slopes. This property also has great habitat suitable for wildlife of all species for the outdoor sportsman.

LAND LOCATION: From the I70 Exchange in Hays, Ks: 7 Mi. North to Buckeye Rd, 3 Mi. East to 280th Ave and 2 Mi. North to Southeast Corner of Property - **WATCH FOR SIGNS!**

FSA INFO: This parcel of land has 187.7 acres of cropland and has a wheat base of 144.6 acres w/ 35 bu. Yield.

GROWING CROPS: All cropland is currently planted to wheat and the purchaser will receive the landlords undivided 1/3rd of said crop at the time of harvest. The purchaser will be required to reimburse the seller landowners 1/3rd share of the fertilizer expense at the time of closing.

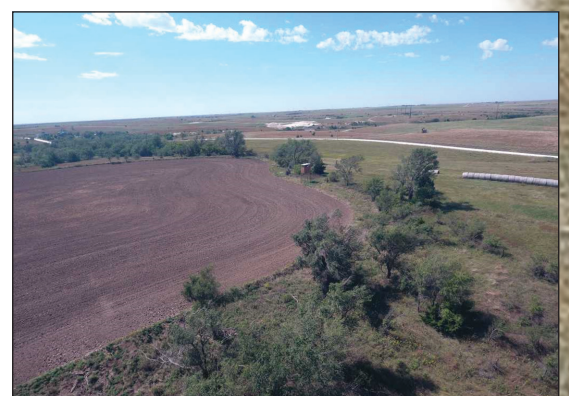
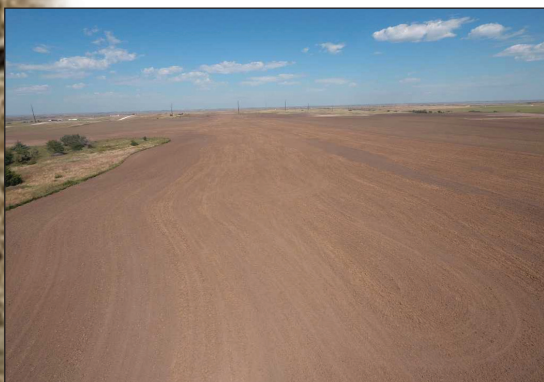
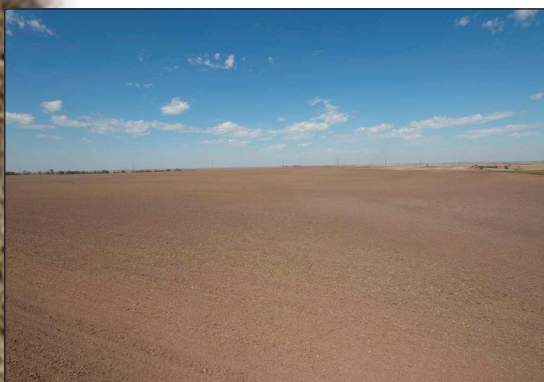
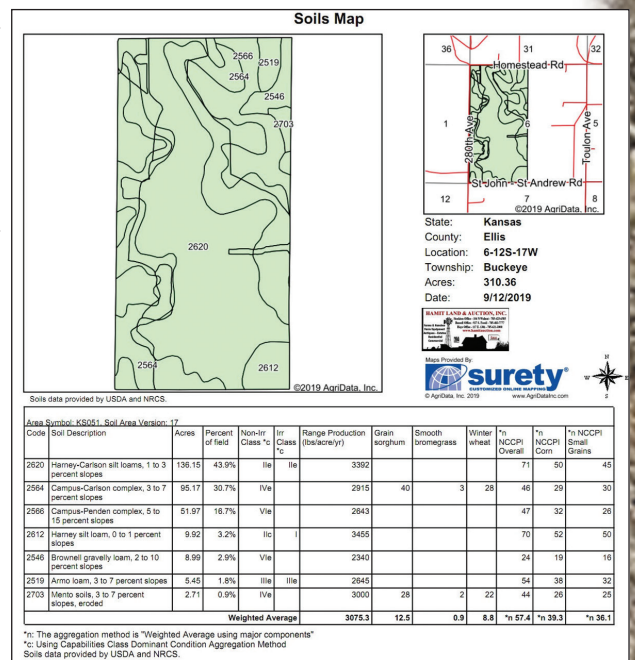
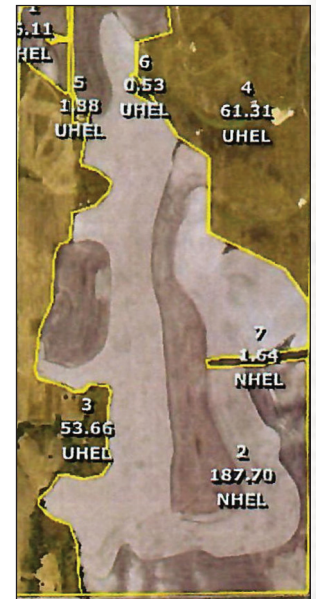
MINERALS: All minerals, including the current production, will be conveyed to the purchaser. All minerals are believed to be intact. Annual income from the current producing well is approximately \$11,000.00.

POSSESSION: March 1, 2020 on all grass land and idle cropland. Possession of all acres currently plated to wheat will be immediately following the 2020 wheat harvest.

TAXES: Seller Shall Pay All The 2019 taxes and all 2020 and subsequent year's taxes will be the responsibility of the purchaser. 2019 tax number not available yet. 2018 taxes were \$1,209.24

TERMS: 10% down day of sale with the balance to be paid at closing. Title insurance will be used to show clear and merchantable title and that expense will be shared 50/50 between Buyer(s) and Seller(s)

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.



SELLER: ALVIN ROHR FAMILY TRUST - STEVE ROHR, TRUSTEE



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