

# HAMIT LAND & AUCTION INC.

**Stockton**  
104 N. Walnut  
785-425-6585

**Russell**  
929 S. Fossil  
785-483-7777

**Hays**  
103 G2 E. 27th  
785-621-4101

## REAL ESTATE & MINERAL AUCTION

220 ACRES MORE OR LESS W/PRODUCING MINERALS

ELLIS COUNTY REAL ESTATE

FOR: THE HEIRS OF HENRIETTA KARLIN

TUESDAY, SEPTEMBER 14th 2021 TIME 10:30 AM.

AUCTION LOCATION: ROSE GARDEN BANQUET HALL.  
2530 E. 8TH ST., HAYS, KANSAS

### LEGAL DESCRIPTION TRACT I:

West Half (W/2) and that part of West Half of East Half Northwest Quarter (W/2 E/2 NW/4) of Section Seven (7), Township Twelve (12) South, Range Seventeen (17) West of the 6th P.M. Ellis County Kansas

**FSA INFORMATION:** 56.4 Acres Cultivation  
Wheat Base 30.8 PLC Yield 35  
Grain Sorghum 24.5 PLC Yield 53  
41.4 Acres Grassland w/shed& barn, watered by pond and spring water

**LEGAL DESCRIPTION TRACT II:** East Half of Southeast Quarter (E/2 SE/4) and East Half of West Half Southeast Quarter (E/2 W/2 SE/4) of Section One (01), Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County Kansas

**FSA INFORMATION:** 118 Acres Grassland. No dividing fence on West side.

**DIRECTIONS:** From Hays North on Hwy 183 to Severin Road, then East Three (3) Miles to 280th Ave. then North 1/2 Mile to Southwest Corner of Tract I. Tract II is located another 1/2 Mile North of that point.

**POSSESSION:** March 1, 2022 on all grassland and after the 2022 Wheat Harvest on Cultivated Acres with the purchaser to receive \$45 per acre on 56. Acres.

**TAXES:** Tract I \$481.14, Tract II \$171.96 All 2021 Taxes will be prorated from date of closing based on 2020 Taxes.

### MINERALS:

Tract I; Sellers are reserving 50% of Minerals for a term of Five (5) years or so long as there is production, if any. Tract II; All Sellers interest in the minerals are selling with the surface.

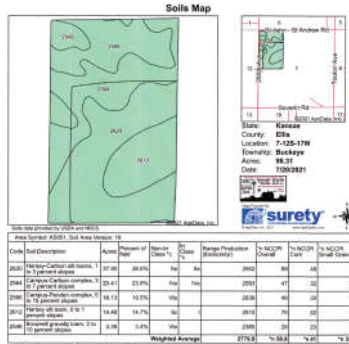
### PRODUCTION:

2020-1355 bbs 2018-2864 bbs  
2019-2119 bbs 2017-2729 bbs

**TERMS:** 10% down day of sale with balance due at closing. The sellers and purchasers will share the expense of Title Insurance on a 50/50 basis.

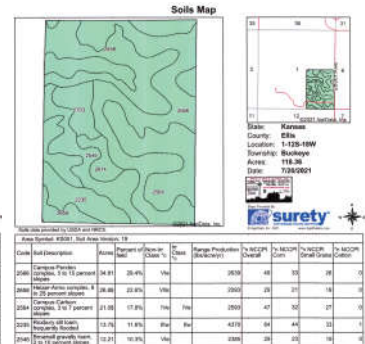
**CONDITIONS:** All acreages are considered to be approximate and are deemed to be from reliable County & FSA sources. Purchasers are encouraged to verify details and view property prior to auction. This auction is not contingent upon the purchaser's ability to finance the purchase. Please consult with your loan agency prior to the auction.

### TRACT 1



Code	Soil Description	Acres	Percent of Total	Range Production (bushels/acre)	% MOOR	% MOOR	% MOOR
2000	Harvey-Carlton silt loam, 1%	27.00	28.6%	700	2000	40	35
2004	Harvey-Carlton silt loam, 2%	23.00	24.5%	700	2004	47	27
2008	Harvey-Carlton silt loam, 3%	18.00	19.1%	700	2008	40	25
2012	Harvey silt loam, 4%	14.00	14.9%	700	2012	70	44
2016	Harvey silt loam, 5%	8.00	8.4%	700	2016	20	19
<b>Weighted Average</b>		<b>275.0</b>	<b>29.1%</b>	<b>700</b>	<b>2000</b>	<b>40</b>	<b>29.3</b>

### TRACT 2



Code	Soil Description	Acres	Percent of Total	Range Production (bushels/acre)	% MOOR	% MOOR	% MOOR
2000	Harvey-Carlton silt loam, 1%	24.00	20.4%	700	2000	40	35
2004	Harvey-Carlton silt loam, 2%	20.00	17.0%	700	2004	47	27
2008	Harvey-Carlton silt loam, 3%	16.00	13.6%	700	2008	40	25
2012	Harvey silt loam, 4%	12.00	10.2%	700	2012	70	44
2016	Harvey silt loam, 5%	8.00	6.8%	700	2016	20	19
<b>Weighted Average</b>		<b>212.0</b>	<b>18.4%</b>	<b>700</b>	<b>2000</b>	<b>40</b>	<b>29.3</b>



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[www.hamitauction.com](http://www.hamitauction.com)

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Don Hamit - Broker - 785-425-6585 or 785-425-8123  
Jim VonFeldt - Agent - 785-483-7777 or 785-623-7979  
Jason Schneider - Agent - 785-650-2433  
Milton Carlin - Agent - 785-346-8412

Live online bidding available - go to [hamitauction.com](http://hamitauction.com) to register  
Announcements made day of Sale take precedence over printed material. **Signs Will Be Posted**

Listing Agent **Jim VonFeldt**  
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Your Farm & Ranch Specialist

