

HAMIT LAND & AUCTION INC.

Stockton
104 N. Walnut
785-425-6585

Russell
929 S. Fossil
785-483-7777

Hays
103 C2 E. 27th
785-621-4101

REAL ESTATE AUCTION

560 ACRES MORE OR LESS

ELLIS COUNTY REAL-ESTATE & PRODUCING MINERALS

FOR: JAMES E. BIELER ESTATE

STEVEN W. CARTWRIGHT & ROBIN ENGEL AS CO-ADMINISTRATORS

THURSDAY, SEPTEMBER 29, 2022 • 10:00 AM

AUCTION LOCATION: ROSE GARDEN BANQUET HALL 2350 E. 8TH HWY 40

LEGAL DESCRIPTION (TRACT I):

West Half of Southeast Quarter (W/2 SE/4) of Section Nine (09) Township Fifteen (15) South, Range Nineteen (19) West of the 6th P.M. Ellis County, Kansas

78.9 Acres Cultivation with producing minerals

LEGAL DESCRIPTION (TRACT II):

Southwest Quarter (SW/4) Section Thirty (30) Township Fifteen (15) South, Range Nineteen (19) West of the 6th P.M. Ellis County, Kansas

155.7 Acres, 137.1 Acres cultivation, balance grass

LEGAL DESCRIPTION (TRACT III):

North Half (N/2) Section Twenty (20) Township Fifteen (15) South, Range Nineteen (19) West of the 6th P.M. Ellis County, Kansas

316.7 Acres, 174.9 Cultivation, 19.69 CRP, Balance Grassland & Farmstead

If you are wanting the brochure, please call or e-mail Jim VonFeldt. Give your name & mailing address. Real Estate located Southwest of Antonino, KS.

LIVE WEB-CAST BIDDING WILL BE PROVIDED.

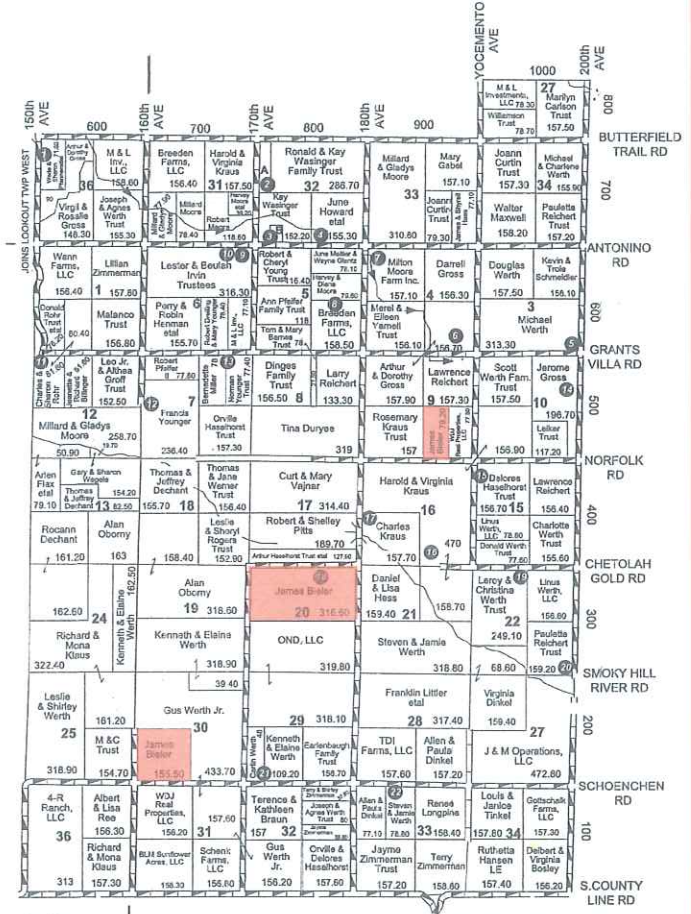
LOOKOUT TWP

CENTRAL

T 14 & 15 S

R 20 & 19 W

JOINS BIG CREEK TWP WEST



Small Tracts
Section 32N A Neal & Linda Leiker - 27.30
B Todd & Amy Weisinger - 12.60

JOINS RUSH COUNTY, KS

HAMIT LAND & AUCTION, INC.

www.hamitauction.com

104 N Walnut, Stockton, Ks. 67669 - 888-573-6585
929 S. Fossil, Russell, Ks. 67665-785-483-7777

Farms & Ranches
Farm Equipment
Antiques - Estates
Residential
Commercial



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

Listing Agent

Jim VonFeldt
Cell 785-623-7979

or

Russell Office 785-483-7777
Hays Office 785-621-4101

jim@hamitauction.com

Your Farm & Ranch Specialist



HAMIT LAND & AUCTION INC JAMES E. BIELER ESTATE

LEGAL DESCRIPTION TRACT I

West Half of Southeast Quarter (W/2 SE/4) Section Nine (09)
Township Fifteen (15) South, Range Nineteen (19) West of the 6th
P.M. Ellis County, Kansas

FSA INFORMATION: 78.92 Cultivation

.52 Acres Waterways/Waste

Wheat Base Acres 33.63

PLC Yield 34

Grain Sorghum Base Acres 42.62

PLC Yield 56

PRODUCING MINERALS: Sellers Interest 0.12500000

Production: 2017 396 BBLs.

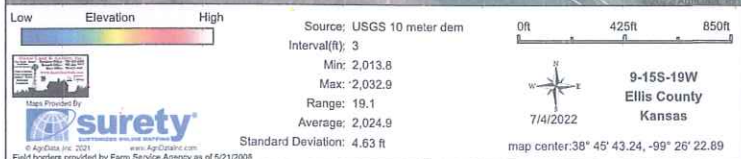
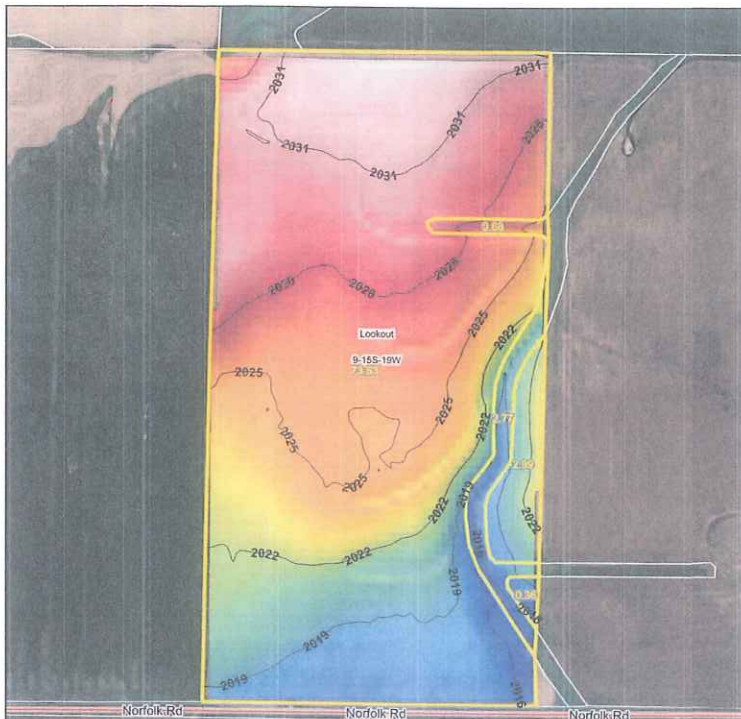
2018 331 BBLs.

2019 286 BBLs.

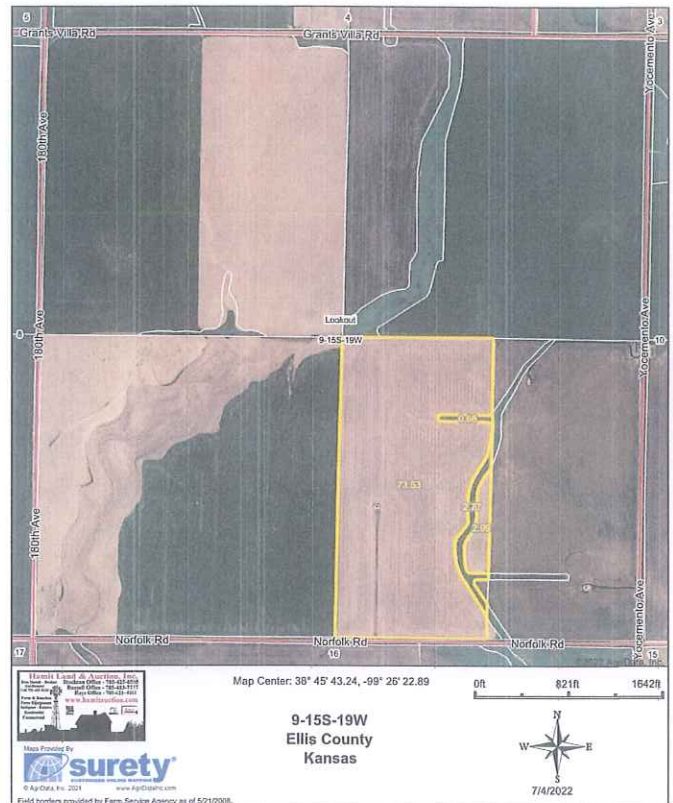
2020 241 BBLs.

2021 261 BBLs.

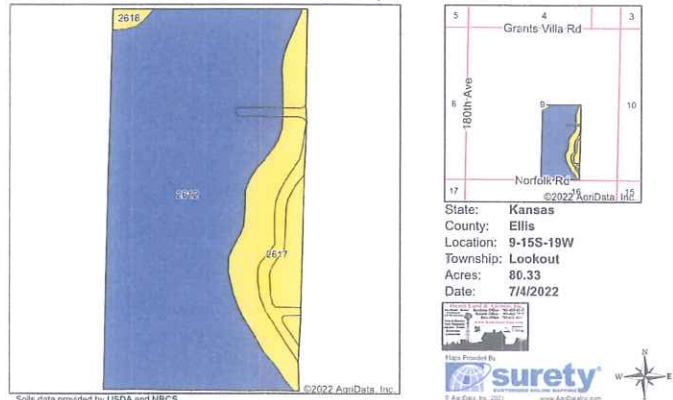
Topography Hillshade



Aerial Map



Soils Map



Area Symbol: KS051, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	°n NCCPI Overall	°n NCCPI Corn	°n NCCPI Small Grains	
2612	Harney silt loam, 0 to 1 percent slopes	62.65	78.2%	■	IIc	I	2998	70	52	44	
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	16.80	20.9%	■	IVe	IIIe	2972	58	45	36	
2618	Harney-Armo complex, 3 to 7 percent slopes, eroded	0.68	0.8%	■	IVe	IVe	2974	57	41	34	
Weighted Average							2,44	1,44	°n 67.4	°n 56.4	°n 42.2

°n: The aggregation method is "Weighted Average using all components"
°c: Using Capabilities Class Dominant Condition Aggregation Method



HAMIT LAND & AUCTION INC JAMES E. BIELER ESTATE

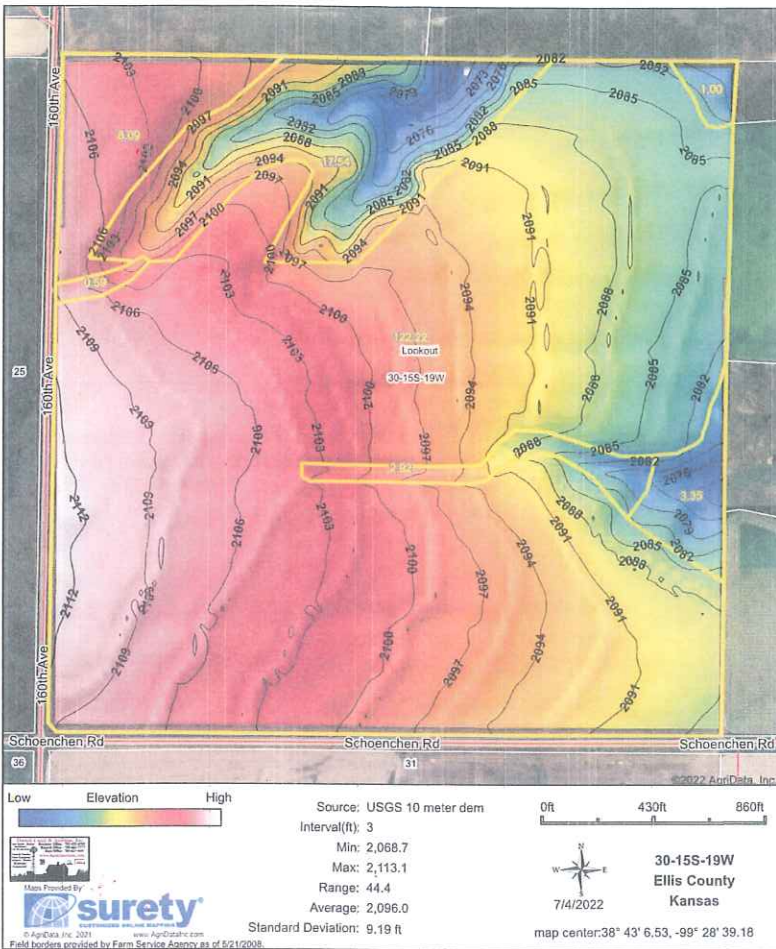
LEGAL DESCRIPTION TRACT II

Southwest Quarter (SW/4) Section Thirty (30) Township Fifteen (15) South, Range Nineteen (19) West of the 6th P.M. Ellis County, Kansas

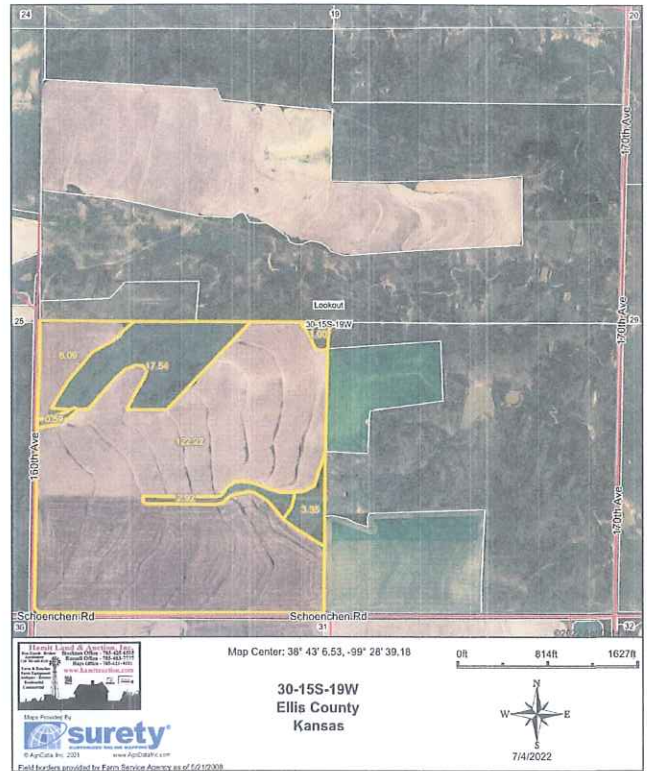
FSA INFORMATION: 137.10 Acres Cultivation
18.67 Acres Unfenced Grass / Waste

Wheat Base Acres 58.07 PLC Yield 34
Grain Sorghum Base Acres 71.88 PLC Yield 56

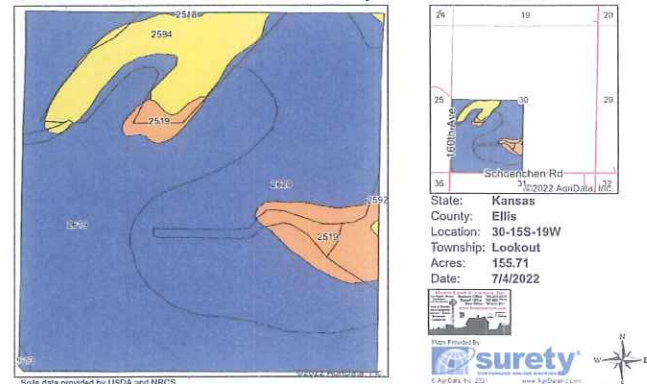
Topography Hillshade



Aerial Map



Soils Map



Soils data provided by USDA and NRCS

Area Symbol KSD051, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (bu/ac/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	
2619	Harney-Carlson silt loams, 0 to 1 percent slopes	72.91	46.8%	■	IIIc	Ic	2940	69	49	40	
2620	Harney-Carlson silt loams, 1 to 3 percent slopes	56.89	36.5%	■	IIIe	IIe	2952	69	49	39	
2584	Corinth silty clay loam, 7 to 15 percent slopes	14.59	9.4%	■	IVe	IVe	2690	42	30	28	
2519	Armo loam, 3 to 7 percent slopes	10.95	7.0%	■	IIIe	IIIe	2620	59	38	33	
2613	Harney silt loam, 1 to 3 percent slopes	0.24	0.2%	■	IIIe	IIIe	3002	70	52	43	
2518	Armo loam, 1 to 3 percent slopes	0.14	0.1%	■	IIIe	IIe	2695	60	39	34	
Weighted Average							2.26	1.79	*n 65.8	*n 46.4	*n 38

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



HAMIT LAND & AUCTION INC JAMES E. BIELER ESTATE

LEGAL DESCRIPTION TRACT III

North Half (N/2) Section Twenty (20) Township Fifteen (15) South, Range Nineteen (19) West of 6th P.M., Ellis County, Kansas

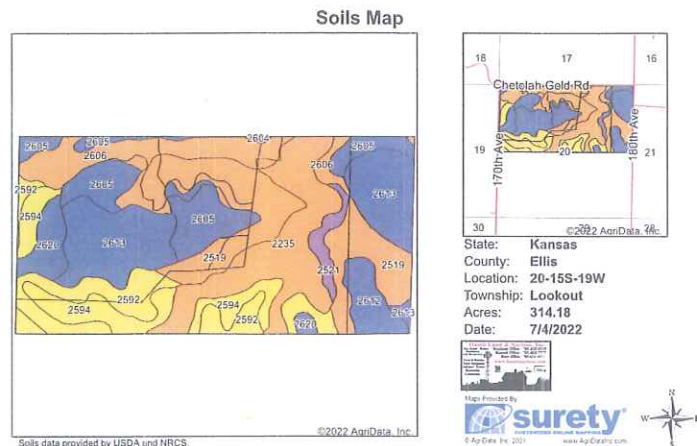
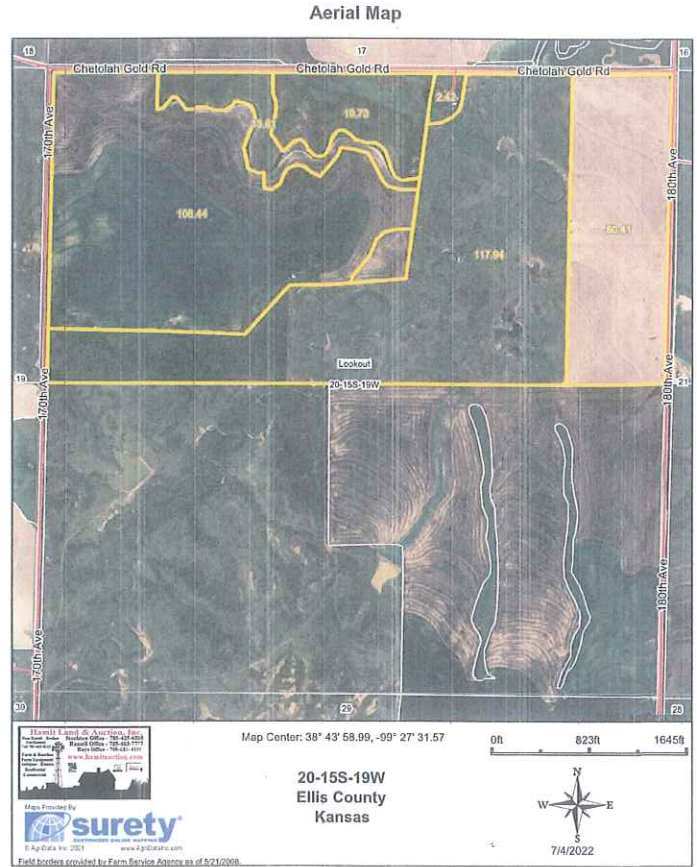
FSA INFORMATION: 174.92 Acres Cultivation
122.09 Acres Grassland & Home site
19.69 Acres CRP. Rental Rate \$54.34 per acre
Total payment \$1,309.00. Contract Expires September 30th, 2023 The purchaser will receive 100% Acres of the 2023 payment.

Wheat Base 97 Acres PLC Yield 37
Grain Sorghum Base 59 Acres PLC Yield 66

CLOSING: will be on or before October 31, 2022

POSSESSION: At closing on CRP Acres. March 1, 2023 on Grassland and Idle Cultivation after the 2023 Wheat harvest on Acres planted to Wheat, with the purchaser to receive 1/3rd of harvested Wheat delivered to nearest elevator in Purchasers name. The Purchaser will be responsible for 1/3rd of Fertilizer costs

TAXES: Tract I \$595.08 Tract II \$918.42 Taxes Tract III \$1,540.48. The sellers will pay all the 2022 taxes, and the purchasers will pay 2023 and all future taxes.



Soils data provided by USDA and NRCS.

Area Symbol: KS051, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Cotton		
2519	Armo loam, 3 to 7 percent slopes	58.41	18.6%		IIIe	IIIe	2620	59	38	33			
2613	Harney silt loam, 1 to 3 percent slopes	53.23	16.9%		IIe	IIe	3002	70	52	43			
2235	Roxbury silt loam, frequently flooded	46.56	14.8%		IIhw	IIhw	4370	64	44	33	1		
2605	Elree silt loam, 1 to 3 percent slopes	38.22	12.2%		IIe	IIe	2600	76	49	41			
2592	Corinth silty clay loam, 3 to 7 percent slopes	31.47	10.0%		IVe	IVe	2710	44	32	30			
2606	Elree silt loam, 3 to 7 percent slopes	28.74	9.1%		IIIe	IIIe	2600	77	49	41			
2594	Corinth silty clay loam, 7 to 15 percent slopes	28.28	9.0%		IVe	IVe	2690	42	30	28			
2620	Harney-Carlson silt loams, 1 to 3 percent slopes	11.48	3.7%		IIe	IIe	2952	69	49	39			
2612	Harney silt loam, 0 to 1 percent slopes	11.48	3.7%		IIc	I	2998	70	52	44			
2521	Armo loam, 7 to 15 percent slopes	5.86	1.9%		VIe	VIe	2695	58	37	32			
2604	Elree silt loam, 0 to 1 percent slopes	0.45	0.1%		IIc	Ic	2600	77	50	41			
Weighted Average							2.88	2.69	2982.4	*n 63	*n 43.2	*n 36.3	*n 0.1

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS



HAMIT LAND & AUCTION INC

JAMES E. BIELER ESTATE

TRACT III Continued

MINERALS: All Sellers interest will be conveyed with the surface

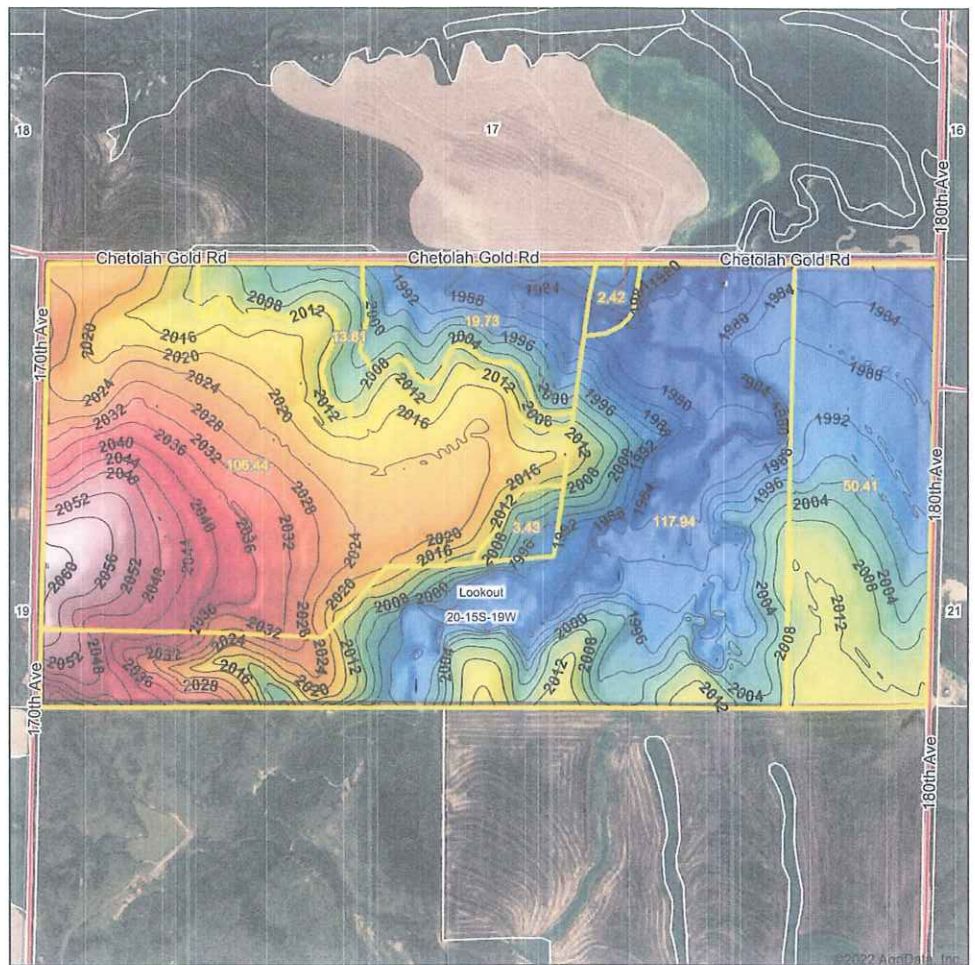
(IF YOU ARE WANTING A FULL BROCHURE OR VIDEO, PLEASE E-MAIL YOUR NAME AND MAILING ADDRESS TO jim@hamitauction.com)

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

MANNER OF SALE: TRACTS I, II & III will be offered as set out in the brochure there will be no combinations

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.

Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 4

Min: 1,971.1

Max: 2,062.0

Range: 90.9

Average: 2,008.9

Standard Deviation: 20.11 ft

0ft 807ft 1614ft



20-15S-19W
Ellis County
Kansas

map center: 38° 43' 58.99, -99° 27' 31.57



© AgriData, Inc 2021
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT I



TRACT II



TRACT III



PERSONAL PROPERTY

HAMIT LAND & AUCTION INC
JAMES E. BIELER ESTATE

On September 29, 2022 at 2:00PM Hamit Land & Auction
will offer for sale by sealed bids the following items

The Administrators or Hamit Land & Auction have no knowledge as to the condition of items to be sold, make no warranties as to their condition and are selling the items (as is where is)

2008 GMC Canyon pickup Vin #
1GTCS149288216368 Needs engine and
interior seat repair

1969 Ford truck Serial # E92910

Chevrolet stub nose truck

1973 CASE 970 Serial # 8703716 (Engine runs)

1950 Ford 8N Serial # 256551 (Engine runs)

1949 John Deere D Serial # 185154

IHC Pickup

6' Back Blade

5' Rotary Mower

Anvil

Drill Press

Tool Box

Welder

Acetylene Tanks

**Sellers reserve the
right to accept or
reject all offers on
the farm equipment.**



There will be viewing of items on Saturday, September 24th from 11:00AM until 2:00PM
THAT WILL BE THE ONLY TIME VIEWING WILL BE AVAILABLE

**Hamit Land &
Auction, Inc.**

104 N. Walnut
Stockton, KS 67669

Thank You for Posting!

DATE 9.2.22 QUANTITY _____
STOCK _____ PROOF # 4
INK 3.16 TOTAL DESIGN TIME UP TO THIS PROOF _____
COST _____