

# 315 +/- ACRES of ROOKS COUNTY LAND AUCTION

Excellent Cropland, Grass & Woods

Great Hunting Potential

Only 2 Miles North of Webster Reservoir!!

Monday, March 25th, 2024 ~ 10:00 A.M.

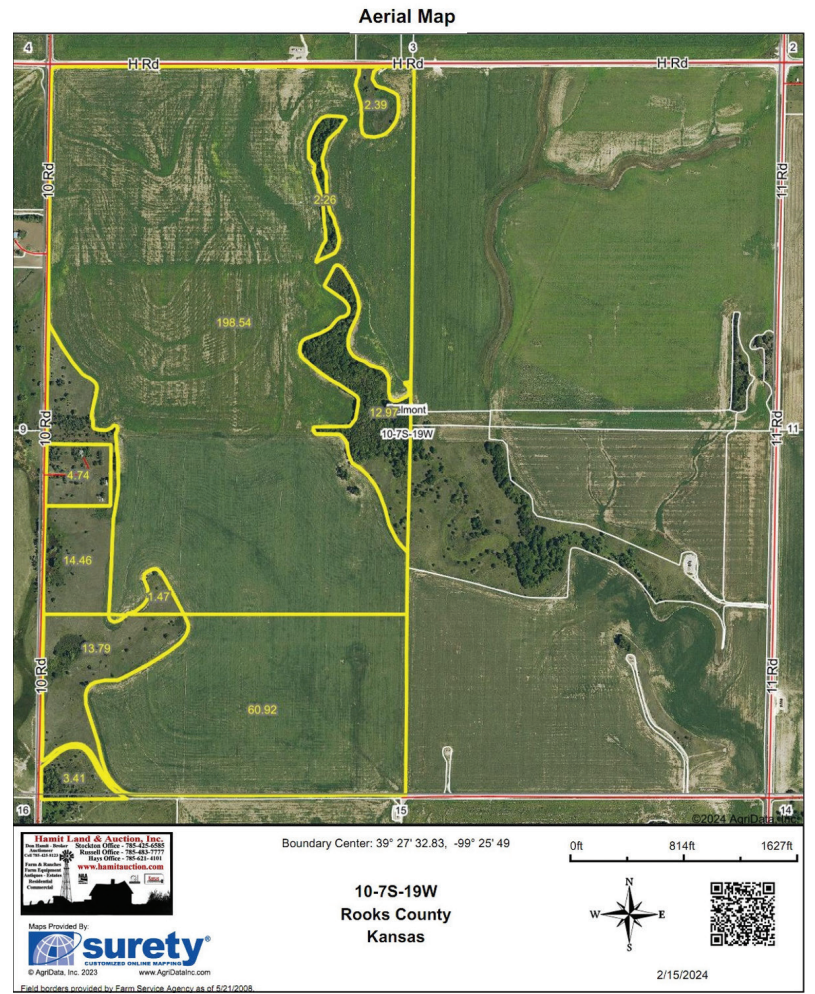
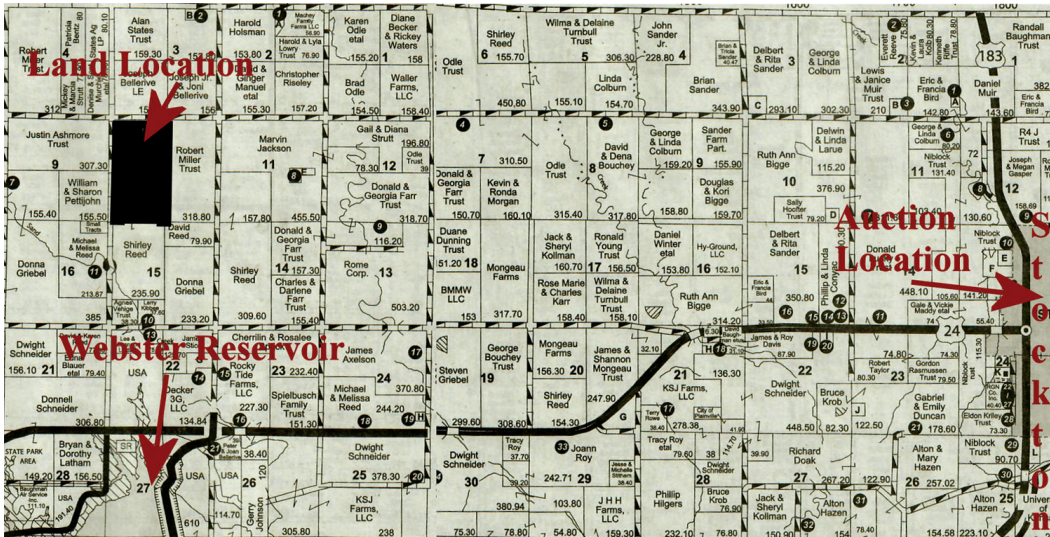
Auction Location: 517 Main (Nova Theater), Stockton, KS

This is a Live Auction with Live Online Bidding Included!

Go to [hamitauction.com](http://hamitauction.com) to register to bid online!



Come Early for Refreshments and to Register for a Bidder Number!



## TRACT 1 LEGAL DESCRIPTION:

The South Half of the Northwest Quarter (S/2NW/4) and North Half of the Southwest Quarter (N/2SW/4) of Section Thirty-two (32) Township Seven (7) South, Range Sixteen (16) West of the 6th P.M.

**LAND LOCATION:** FROM STOCKTON, KS. – North 1 Mi. on Hwy 183 to H Rd. Then 7 1/2 West to Northeast Corner. *Watch for Signs!*

**General Description:** This tract of land has approx. 315 total acres with 258.74 acres of highly productive cropland. Balance is grassland and woods providing excellent habitat for wild game!

**FSA Information:** Total cropland acres are reported to be 258.74 acres and crop bases are: Wheat 59.79 acres w/36 bu. PLC yield, Grain Sorghum 75.07 acres w/59 bu. PLC yield, Soybeans 84.25 acres w/37 PLC yield.

**Possession:** Immediate upon closing.

**Minerals:** Seller shall reserve 1/2 of the Mineral Rights for a period of ten (10) years or for as long as production continues to exist.



## Taxes:

Seller to pay all 2023 Real Estate and the Purchaser shall be responsible for all the 2024 and subsequent real estate and royalty taxes. 2023 taxes were -\$2,503.30.

## Terms:

10% down day of sale with the balance to be paid at closing.

## 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 on the 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.

Note: Seller will reserve for seller and assigns the exclusive right to hunt on said land for the next 5 seasons of the opening weekend of the Kansas pheasant season. This includes the rights of ingress and egress for the years 2024 through 2028.



Sellers: David & Karen M. Reed and Shirley A. Reed

**Hamit Land & Auction, Inc.**  
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