

180.5 Acres +/- Northeastern of Osborne County Kansas

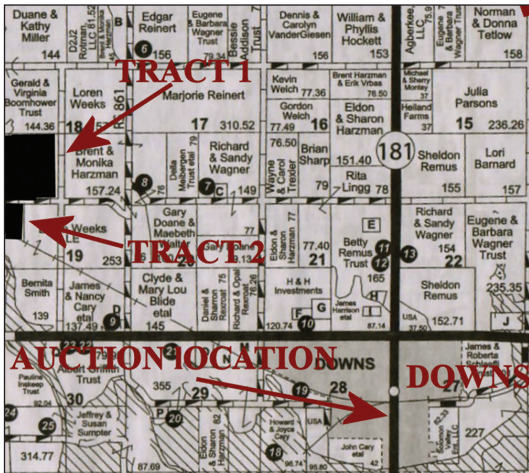
Prime Crop Land and Hunting Land

TUESDAY, JANUARY 31st, 2023 - 10:00 A.M.

Come Early for Refreshments and to Register for a Bid Number

Auction Location: Memorial Hall, Downs, KS (501 Morgan Ave.)

This will be a live auction with live on-line bidding included!
Go to www.hamitauktion.com to register to bid on-line!



TRACT 1 LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Eighteen (18) South, Township Six (6) South, Range Eleven (11) West of the 6th P.M, Osborne County, Ks.

GENERAL DESCRIPTION: This stunning and highly productive tract has approximately 119 acres of prime cropland that is predominantly level with Silt-Loam soil types with a small area of Harney-Menlo Complex. The balance is some very amazing hunting property with lots of trees and 1/2 mile of Twelvemile Creek making it suitable for many species of wildlife.

POWER TRANSMISSION LINE EASEMENT: Sellers have granted an easement for the possible construction high voltage transmission line on the north line of tract 1. This will be transferrable to purchaser. It is very possible that this could add a significant additional income stream. Call Hamit Land & Auction Inc. for more details. 785-425-8123

LAND LOCATION: From Downs go 2 Mi. West on Hwy 24 of the 181/24 Jct. to C685 Ave. then North 1 Mi. to W 30th Dr. and 1/2 Mi. West to Southeast Corner of this tract on the North side of W 30th Ave. Signs will be posted.

FSA INFORMATION: ESTIMATED - If tracts 1 & 2 have separate buyers.

Crop	Base	Yield
Wheat	62.7 acres	43 bu.
Grain Sorghum	31.35 acres	111 bu.
Soybeans	11.57 acres	38 bu.



Terms: 20% down day of sale with the balance to be paid at closing. Closing shall be on or before February 28, 2022

Possession: Immediate upon closing

Title Insurance: Title insurance shall be used to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy and closing agents' expenses. The mortgagee's policy, if required will be the expense of the buyer.

Taxes: The 2022 and prior years taxes will be paid in full by the sellers. All subsequent year's taxes will be the responsibility of the buyer. 2022 taxes were: Tract 1-\$2,149.84 and Tract 2- \$688.88

Minerals: 100% of seller's minerals will be conveyed to purchaser. All minerals are believed to be intact.

Manner of sale: Both tracts will sell individually. and will not be combined.

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.*



TRACT 2 LEGAL DESCRIPTION: The Northwest Quarter of the Northwest (NW/4NW/4) of Section Nineteen (19) South, Township Six (6) South, Range Eleven (11) West of the 6th P.M, Except a 2.5 Acre Tract Less Right of Way, Osborne County, Ks.

GENERAL DESCRIPTION: This amazing tract contains approximately 36 acres of nearly level, extremely productive Hord Silt Loam and Detroit Silty Clay Loam cropland. Anyone would be proud to own this tract.

LAND LOCATION: 1/4 Mi. West of Southeast Corner of Tract 1 on the South side of W 30th Ave. Signs will be posted.

FSA INFORMATION: ESTIMATED - If tracts 1 & 2 have separate buyers.

Crop	Base	Yield
Wheat	17.68 acres	43 bu.
Grain Sorghum	8.84 acres	111 bu.
Soybeans	3.26 acres	38 bu.

SELLER: ELINOR J. SCOTT REVOCABLE TRUST
- Ralph Martin Scott - Trustee

Hamit Land & Auction, Inc.
Don Hamit - Broker Auctioneer
Cell 785-425-8123

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