

78 +/- ACRES NESS COUNTY LAND AUCTION

TUESDAY, OCTOBER 18TH, 2022 10:00 A.M.

AUCTION LOCATION: CITY OF UTICA COMMUNITY ROOM, 157 E BELL STREET, UTICA, KS 67584

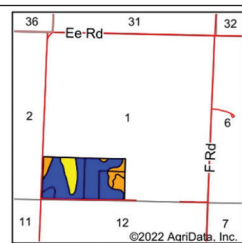
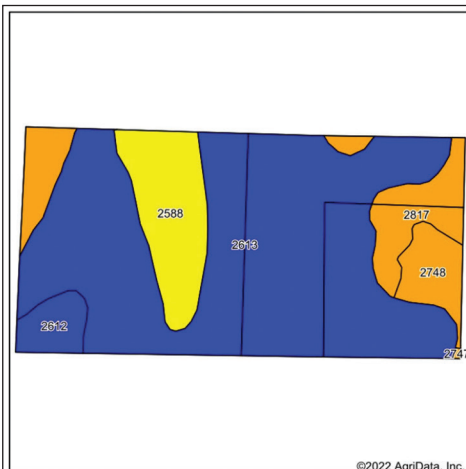
THIS IS A LIVE AUCTION WITH LIVE ONLINE BIDDING INCLUDED!

Go to hamitauction.com to register to bid online

LEGAL DESCRIPTION: South Half of the Southwest Quarter (S/2 SW/4) less Road Right of Way, Sm. Town and Country, Section One (1), Township Sixteen (16), Range Twenty-Six (26), Ness County, Kansas

LAND LOCATION: East of Utica, KS ½ mile at the intersection of Highway 4 and E Road, go 3 miles north to Southwest corner of said property.

WATCH FOR SIGNS POSTED ON PROPERTY!



State: Kansas
County: Ness
Location: 1-16S-26W
Township: Ohio
Acres: 78.93
Date: 9/7/2022



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Range Production (lb/acre/yr)	Grain sorghum Bu	Winter wheat Bu	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains
2613	Harney silt loam, 1 to 3 percent slopes	53.71	68.0%		IIIe	IIIe	3002			70	52	43
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	9.56	12.1%		IVe	IVe	2772	3	2	67	48	37
2817	Uly silt loam, 3 to 6 percent slopes	8.96	11.4%		IIIe	IIIe	2980	2	1	77	51	40
2748	Penden clay loam, 3 to 7 percent slopes, eroded	3.79	4.8%		IIIe	IIIe	2620			57	39	29
2612	Harney silt loam, 0 to 1 percent slopes	2.85	3.6%		IIIc	I	2998			70	52	44
2747	Penden clay loam, 3 to 7 percent slopes	0.06	0.1%		IIIe	IIIe	2640			64	41	33
Weighted Average					2.40	2.37	2952.9	0.6	0.4	69.8	50.8	41.3

*n: The aggregation method is "Weighted Average using all components"

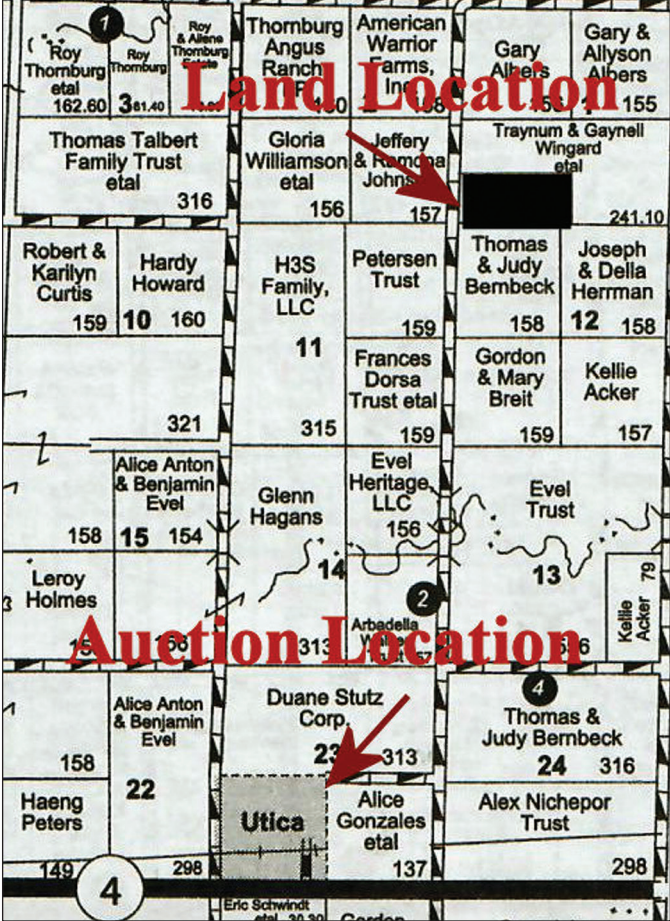
*c: Likern Capabilities Class Dominant Condition Aggregation Method

FSA INFORMATION:
This farm has a total of 78.92 acres of grass. It carries a 39.6 acre wheat base with a 36 PLC yield and 6.9 acre grain sorghum base with a 46 PLC yield.

MINERALS:
Seller(s) shall convey 100% of the minerals.

POSSESSION:
Immediate upon closing.

TAXES:
Sellers shall pay all the 2021 taxes and prior year's taxes, if any, the 2022 and subsequent years taxes shall be the responsibility of the buyer. The 2021 taxes were \$544.78



TERMS, TITLE INSURANCE AND CLOSING:

Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. Closing shall be on or before November 21, 2022. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.



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.

Hamit Land & Auction, Inc.
Jason Schneider - Real Estate Agent
Auctioneer - 785-650-2433

SELLER: Miller Family

Be Sure to Check Our Website for More Info & Pictures
Come Early for Refreshments & to Register for Bid Number
Hamit Land and Auction, Inc, Don Hamit, Broker
Jason W Schneider - Listing Agent 785-650-2433

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

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Hays Office - 785-621-4101

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