

# HAMIT LAND & AUCTION INC.

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

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

**Hays**  
117 E. 13th  
785-621-4101

## REAL ESTATE AUCTION

80 ACRES MORE OR LESS

BARTON COUNTY KANSAS REAL ESTATE

FOR: CHARLES & SHARON SATTERFIELD & DEBRA TAMMEN

**TUESDAY, FEBRUARY 4, 2020 \* TIME 10:00 A.M.**

**AUCTION LOCATION: 2100 Club 209 Main St, OLMITZ, KANSAS**

### LEGAL DESCRIPTION TRACT I:

East Half of Southeast Quarter (E/2 SE/4), Section One (1), Township Seventeen (17) South, Range Fifteen (15), West of the 6th P.M., Barton County Kansas

### FSA INFORMATION:

75.74 Acres Cultivation\*\*\* Wheat Base 42\*\*\*PLC Yield 32

1.93 Waterway \*\*\*Grain Sorghum Base 21.2\*\*\*PLC Yield 50

**DIRECTIONS:** From junction of Highway 4 & Olmitz exit, 4 miles North, then 3/4 mile East to Southwest corner of property

**POSSESSION:** Subject to tenant's rights. Purchaser will receive the landowner share of all 2020 rent.

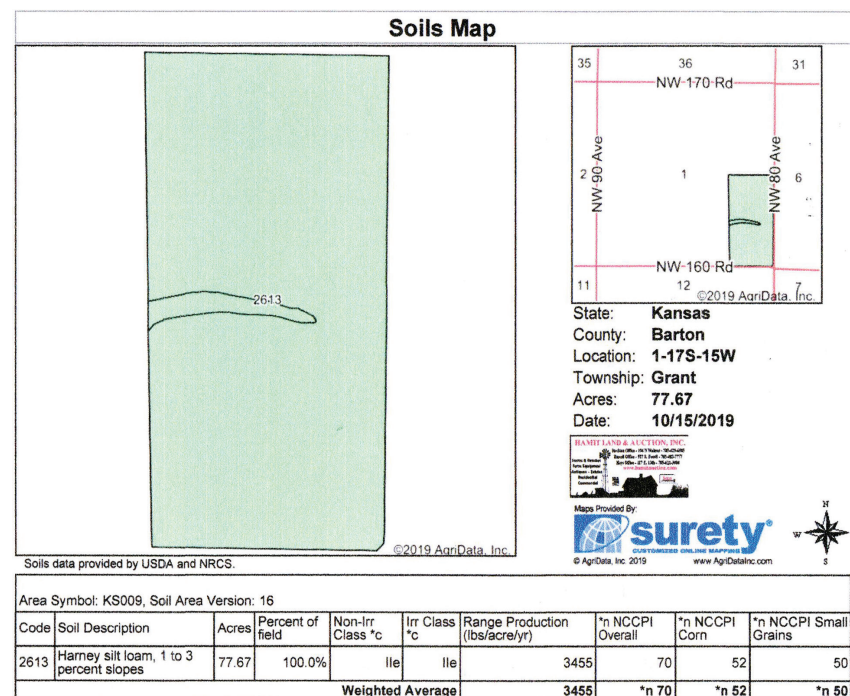
**TAXES:** Seller to pay all 2019 and prior taxes, Purchaser to pay all of 2020 and subsequent tax. (2019 Taxes \$1,270.56)

**TERMS:** 10% down day of sale with the balance to be paid at closing. Title insurance will be used to show clear and merchantable title and that expense will be shared 50/50 Buyer (s) and Sellers (s).

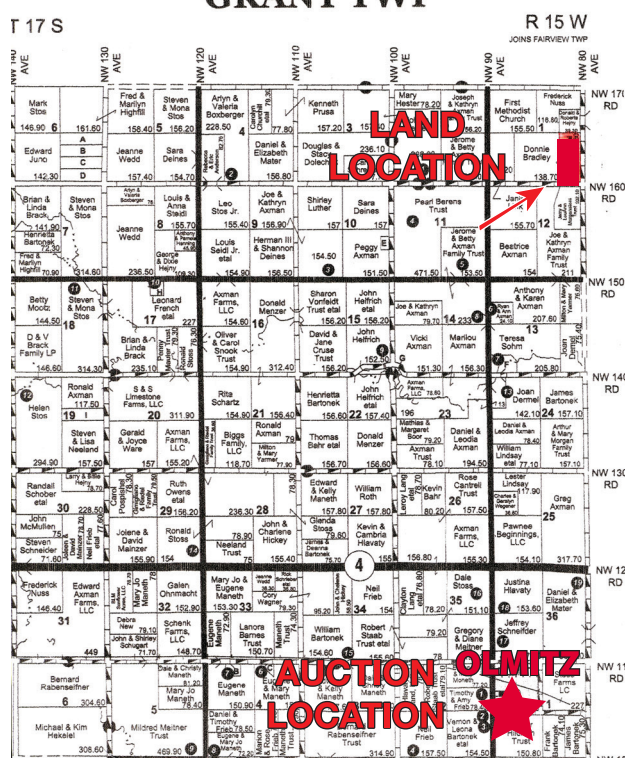
**MINERALS:** Sellers are retaining 50% of minerals for a term of Five (5) years or so long as there is production.

**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.

**Announcements made day of Sale take precedence over printed material.**



**Signs Will Be Posted**  
**GRANT TWP**



**HAMIT LAND & AUCTION, INC.**

Stockton Office - 785-425-6585  
Russell Office - 785-483-7777  
Hays Office - 785-621-3000  
[www.hamitauction.com](http://www.hamitauction.com)

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  
Cody Miller - Associate Broker - 785-533-3300

Listing Agent **Jim VonFeldt**  
Cell 785-623-7979 or  
Russell Office 785-483-7777  
Hays Office 785-621-4101  
[jim@hamitauction.com](mailto:jim@hamitauction.com)  
Your Farm & Ranch Specialist





**Hamit Land & Auction, Inc.**  
104 N. Walnut  
Stockton, KS 67669

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