

# 80 +/- Acres Russell County Land Auction

**Seller: Blanche M. Hilgenberg,**

**Charleen Sue Staab, POA**

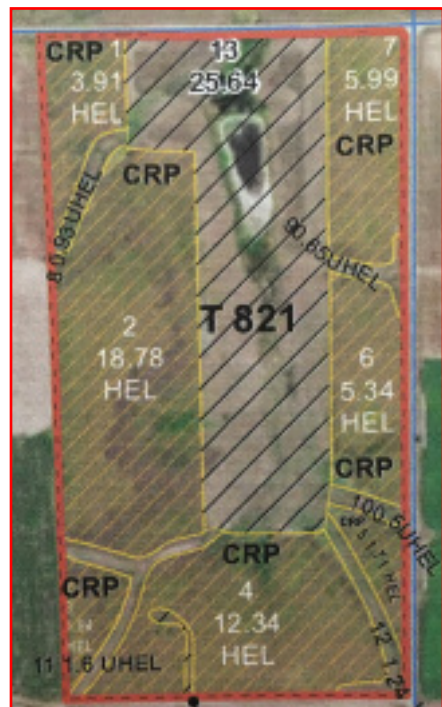
**Tues., Aug. 28, 2018 - 10:00 a.m.**



## Auction Location:

Bunker Hill Community Center, 5th & Elm,  
Bunker Hill, KS 67626

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**LEGAL DESCRIPTION:** East Half of the Northeast Quarter (E/4 NE/4) of Section Twenty-Four (24), Township Fifteen (15) South, Range Thirteen (13) West of the 6th P.M. in Russell County, Kansas being 76.80 acres more or less.

**LAND LOCATION:** On 193rd Street; from the I-70 exit south of Bunker Hill, KS, go south 4.5 miles, ½ mile west, 1 mile south, ½ mile west, 2.5 miles south to Winterset Road, then ¾ mile east to the NW corner of said property.

## Watch For Signs Posted On Property!

**FSA INFORMATION:** This farm has a total of 80.87 acres with approximately 54.93 acres of cropland of which 50.01 acres of CRP (50.01 acres expire 9/30/2020, rental rate \$40.14 per acre with an annual payment of \$2,007.00). It carries a 2.39 acre wheat base with a 33 PLC yield and 2.39 acre grain sorghum base with a 72 PLC yield.

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

**POSSESSION:** Immediate upon closing on all acres.

**TAXES:** Sellers shall pay all the 2017 taxes and prior years' taxes, if any. The 2018 and subsequent years taxes shall be the responsibility of the buyer. The 2017 taxes were \$640.72.

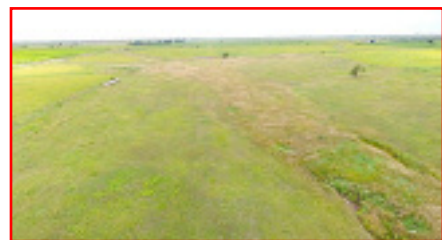
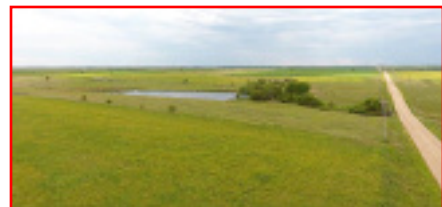
**TERMS, TITLE INSURANCE AND CLOSING:** Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. Closing shall be on or before September 27, 2018. 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.

Visit: [www.schneiderauctionservice.com](http://www.schneiderauctionservice.com) for more Photos and Info

**Come Early for Refreshments & to Register for Bid Number**

**Jason W Schneider - Listing Agent - 785-650-2433**



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