

15.4 +/- ACRES RUSSELL COUNTY LAND AND LIVESTOCK MARKET FACILITY AUCTION



THURSDAY, JUNE 15, 2023 - 10:00 A.M.

Auction Location: Russell Livestock Facility, 720 S Fossil St. Russell, KS 67665

**This is a Live Auction with Live Online Bidding Included!
go to hamitauction.com to register to bid online**

LEGAL DESCRIPTION: Lots Twelve (12)-Twenty One (21), Block Seven (7) Witt-Carter Add & Vac Ks St Adj & Beginning 508' West & 200' North of the SE Corner of the South East Quarter (SE4), Thence West 574', North 888.1', East 286.7', South 123.42', East 245.25', South along the road, West 855' to the Point of Beginning in Section Thirty Four (34), Township Thirteen (13), Range Fourteen (14) West of the Sixth P.M., Russell County, Kansas

GENERAL DESCRIPTION: This livestock facility was built in 1968 and sits on 15.4 acres of land. The main office area is 1,656 sq. ft., this includes an open office area/settlement area with office supplies and equipment and also includes a private business/manager's office and restroom. The restaurant area is 984 sq. ft., fully equipped with supplies, kitchen equipment and an approved fire suppression unit. The freestall barn area is 15,000 sq. ft. This area includes 2 restrooms, the livestock sale ring with theater seating for 223, and a sale ring scale which has a Mettler Toledo electronic scale that has a 40,000 lb. capacity by 5 lb. increments. The computer system owned by Russell Livestock has the support of View Trak Technologies and Auction Master Pro. Just on the back side of the auction block sits 20 fully covered pens on concrete and 7 partially covered pens with a catwalk viewing area. Also in this area is the veterinarian processing station with a Silencer chute and Powder River tub system. The livestock facility has 3 semi trailer unloading docks, 1 pickup truck unloading dock and a drive-through trailer unloading receiving area. The load out area has 1 semi trailer dock and 1 trailer load out station. The facility has 80 open pens on concrete, 21 pens that are on dirt with access to feed and water, 4 large pens on dirt with access to feed and water, 26 holding pens on dirt with access to concrete alleyways. Other items included are numerous new gates, bulk feed bin, feed bunks, cattle waterers, many joints of construction pipe and metal. This facility is currently licensed in accordance with the requirements set forth by the state of Kansas and the USDA.

REAL ESTATE LOCATION: 720 S Fossil Street, Russell, KS 67665

An open house will be held on Thursday, May 25, 2023 at 1 PM

WATCH FOR SIGNS POSTED ON PROPERTY!



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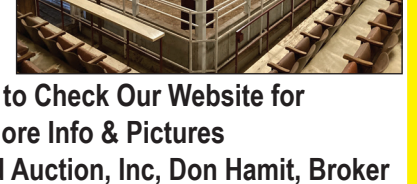
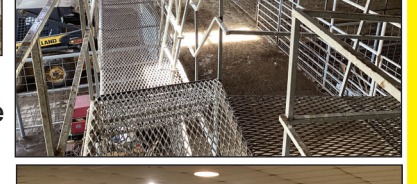
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MINERALS: Seller(s) shall convey 100% of the minerals.
POSSESSION: Immediate upon closing.
TAXES: Sellers shall pay all the 2022 taxes and prior year's taxes, if any, the 2023 and subsequent years taxes shall be the responsibility of the buyer. The 2022 taxes were \$21,424.52.
TERMS, TITLE INSURANCE AND CLOSING: The auctioneer will make all announcements of auction terms, bid increments and disclosures at the start of the real estate auction. Twenty Five Percent (25%) 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 July 19, 2023. 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 on the day of sale shall take precedence over printed material.



Personal Property to auctioned off after completion of real estate:
Approximately 1,850 native grass square bales, wire tied, to be sold as one unit.
Approximately 36 alfalfa round bales and 12 straw round bales, to be sold as one unit.
New Holland L150 skid loader, SN N9M403732, bucket and pallet forks
2000 Ford F350 pickup, V10 Eng., flatbed, manual transmission, dually, VIN 1FDWF37S7YRF50561
Lincoln Weldenpower G8000 w/leads
These items will be sold "as is-where is" and need to be settled for the day of auction. Terms are cash or GOOD check.



SELLERS:
Greg Carey and Crecia Reeves

Hamit Land & Auction, Inc.
Don Hamit - CAI
Broker-Auctioneer
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Stockton, Ks. 67669
Farm & Ranches
Farm Equipment
Antiques - Estates
Residential
Commercial

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CAI Auctioneer

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