

360 ACRES± ROOKS COUNTY, KANSAS LAND

AUCTION

Cultivation - Pasture - Recreation

AUCTION LOCATION: The School Building at Zurich, Kansas – Zurich is Located 7 Miles West of Plainville, Kansas along Highway 18. The School Building is on the West Edge of Zurich and the North Side of the Highway.

SELLER:

**VIOLA M. BURTON,
Robert Rogers –POA**

**Tuesday, Dec. 8th, 2009
at 10:00 A.M.**

**All of Sellers Minerals Rights
Convey With the Land!**

Legal Description: The East Half (E/2) and the East Half of the Northwest Quarter (E/2NW/4) of Section Ten (10), Township Ten south (10s), Range Nineteen (19) West of the 6th P.M., Rooks County, Kansas Less a 12.4 acre tract in the Northwest corner of the East Half of the Northwest Quarter (E/2NW/4) and a 24.2 acre tract in the Northeast Corner of the East Half (E/2) of the same section, township and range.

Property Location: Property is located 3 mi. South of Zurich, Ks on 10 Road to AA Road then 1/2 Mi. East to Southeast Corner of Property

General Description: This tract of land has approx. 194.8 acres of cropland with the balance is native pasture. There is live water and an old water well that would need developed on said property. There is also a sand pit that could possibly provide additional income.

FSA Info: Wheat Base-92.6.7 acres W/34 Bu. Yield, Grain Sorghum Base-41.7 acres W/43 Bu. Yield

Minerals: 100% of Sellers mineral interest will conveyed with the land. Title search shows this to be a an undivided two-thirds (2/3) interest. The balance of the minerals are owned by Robert and Arlene Rogers and will auctioned to the highest bidder immediately following the sale of the above described land.

Taxes: Seller to all the 2009 taxes. 2010 and all subsequent years taxes will be the responsibility of the Buyer 2009 Taxes are \$638.54

Possession: March 1, 2010 on pasture and unplanted acres. Possession of all acres planted to wheat this fall will be immediately following the 2010 wheat harvest. Property is currently under a cash lease agreement and buyer SHALL NOT share in any growing wheat crop.

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

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.

Terms: Twenty per-cent (20%) down day of sale with the balance



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Terms & Conditions: Cash - Approved Check W/Positive ID - Credit Cards Accepted: Visa & Master Card - There will be a 3% Administrative Charge to All Credit Card Purchases - All Items Will be Sold "As-Is Where-Is" - Not Responsible for Accidents - Announcements Made Day of Sale Take Precedence Over Printed Material

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