

# LAND AUCTION

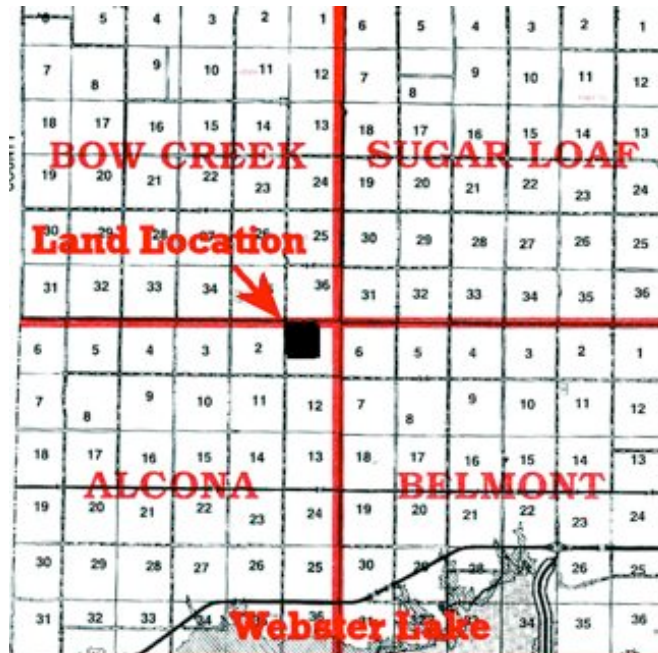
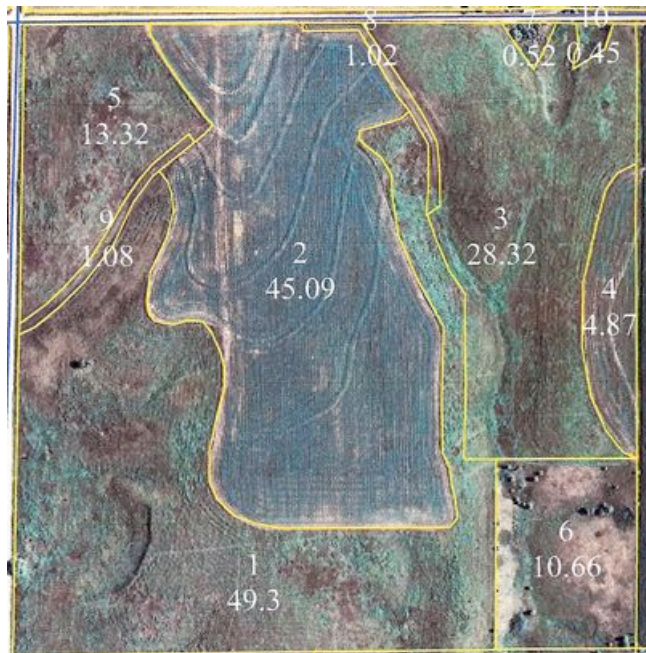
SELLER:  
**Mike, Robert and Ronald Gallagher**

**Tuesday,  
 Oct. 14, 2008  
 10:00 A.M.**

**AUCTION LOCATION: AMERICAN LEGION HALL, STOCKTON, KS  
 (109 N. Elm – 2 blks. E and 1/2 blk N of Stoplight)**

## 160 ACRES± ROOKS COUNTY, KANSAS LAND

CRP – Cultivation - Pasture –Hunting  
 All Minerals Rights Convey With the Land!



**Legal & General Descriptions:** The NW/4 of Section 1, Township 7 South, Range 20, West of the 6th P.M., Rooks County, KS. being 160 acres more or less.

This property contains 90.9 acres of CRP and has an annual contract payment of \$2,818. CRP expires Sept. 30, 2009. There is 52.1 Cultivated acres with a 52.1 acre wheat base w/34 bu. yeild and the balance is native grass. The CRP grass and the native pasture ground on this tract of land provides substantial habitat for many species of game including deer, pheasants and turkey. MANY HUNTING OPPORTUNITIES!

**Property Location:** Property is located approx. 15 Mi. NW of Stockton, Ks. or approx. 15 Mi. SE of Logan, Ks..Intersection of 6 and G Roads in Rooks County, Ks. is the Northwest Corner.

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

**Possession:** Immediate upon closing on CRP and native grass acres, March 1, 2009 on unplanted acres. Possession of all acres planted to wheat this fall will be immediatley following the 2009 wheat harvest. Property is currently cash rented and the tenant plans to plant cultivated acres to wheat.

**Taxes, Minerals & CRP:** The 2008 and prior years taxes will be paid in full by the sellers. All subsequent years taxes will be the responsibility of the buyer. 2007 Taxes were \$499.18 Seller(s) shall convey to buyer all CRP payments that may be payable in 2009. Seller agrees to convey 100% of Sellers mineral interest to Buyer. All minerals are believed to be in tact.

**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 you loan agency prior to the auction.

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

**Don Hamit Land & Auction Co.**  
 Donald L. Hamit, Broker/Auctioneer • 850 E. Rd., Stockton, KS 67669

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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

Be Sure to Check Our Website at; [www.hamitauktion.com](http://www.hamitauktion.com) for Color Pictures

MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

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