

**295+ Acres
Phillips County
Land**

AUCTION

**Selling Land,
Antiques &
Collectibles**

SATURDAY, JULY 12, 2008 ~ 10:00 a.m.

**WATCH
FOR
SIGNS!**

**AUCTION LOCATION: 5 miles West of Phillipsburg, KS on Hwy 36
or 2 miles East of Stuttgart, KS - 1493 W. 500 Rd.**

**Selling: Antiques, Collectibles & 295+ Acres of Phillips County Land
Farmstead ~ Cropland ~ Pasture-Hunting-Hwy 36 Frontage**

**HEMPLER TRUST
AUCTION**

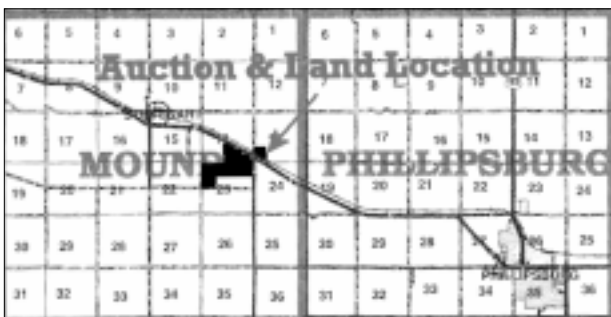
Be Sure To Visit Our Website For Lots Of Pictures at www.hamitauction.com

Lunch Stand Provided

REAL ESTATE SELLS AT 12:00 NOON!

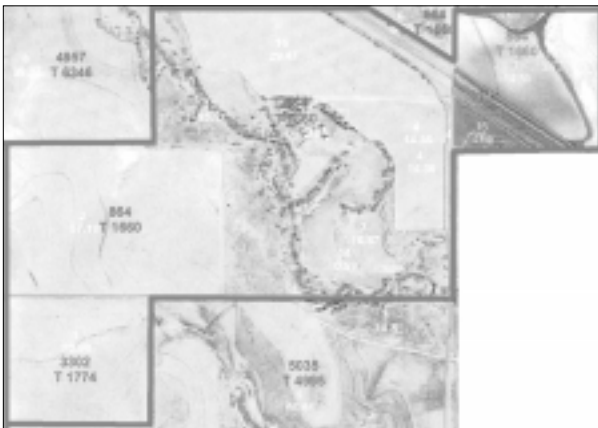
LEGAL DESCRIPTION:

The SW/4SW/4 of Section 13, The S/2SE/4 of Section 14 and the N/2N/2, SW/4NW/4 of Section 23 all in Township 3 South, Range 19 West of the 6th P.M., Less Road ROW and a 6.93 acre tract in the S/2SE/4 of Sec. 14 located North of Hwy 36. Lengthy legal description available upon request.



GENERAL DESCRIPTION:

This very desirable property offers many amenities including a home that is approx. 1,700 sq ft w/3 bedrooms, single bath, full unfinished basement and an open attic. New forced heat furnace in 2000, metal roof and has rural water available. There are several outbuildings including a 28 x 64 ft. machine shed. The property has approx. 182 acres of cropland with the balance being pasture and farmstead with Deer Creek passing thru **providing excellent hunting opportunities!**



TERMS, MINERALS & CROP SHARES: Twenty percent (20%) down day of sale with the balance due at closing. Excepting and reserving unto said grantor(s), its successors, and assigns an undivided 1/2 interest in and to the oil and gas and other minerals in and under and that may be produced from the afore-described real estate for a period of 20 years from date of deed, and as long thereafter as oil and gas or other minerals are being produced and mined from said land. Sellers will reserve the land owner's share of the 2008 wheat crop but will convey to Buyer(s) 100% of the land owners share, an undivided 1/3rd, of all other growing crops. **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.

POSSESSION: Possession will be subject to tenant's rights. Seller shall grant possession of the farmstead immediate upon closing with exception to the corrals & barn. Possession of the pasture, idle and unplanted acres will be March 1, 2009 and any acres plated to wheat will be granted possession immediately following the 2009 wheat harvest.

TAXES: The 2007 and prior years taxes will be paid in full by the sellers. 2008 taxes will be prorated to date of closing. All subsequent years taxes will be the responsibility of the buyer. 2007 taxes 2343 \$1,872.80

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.

For More Information or an Appointment to View this Property Contact;
**DON HAMIT LAND
& AUCTION CO.
1-888-573-6585**

ANTIQUÉ FURNITURE:

Primitive Drop Leaf Desk/Bookcase - Wing & Son Concert Grand Piano & Bench - Padded Rocker - Platform Rocker - Hall Tree - Needlepoint Foot Stool & Vanity Bench - 3 Oak Tables - 6 Oak Chairs - 1940's Sofa & Matching Upholstered Chair, Nice Condition - Jenny Lind Double Bed - Bird's Eye Maple Veneered Cedar Chest - Oval Side Table - 3 Pc. Bird's Eye Maple Veneered Bedroom Suite - Spoon Carved Oak Double Bed Frame - Oak Library Table - Buffet - Oak Sewing Machine Cabinet - Square Oak Parlor Table - Cedar Chest - Various Side Tables - Silent Butler Table - Oval Coffee Table - Knick Knack Corner Stand - Wood Bench - Trestle Table - Matching Leather Loveseat, Rocker, & Side Chair.



ANTIQUES & COLLECTIBLES:

Fostoria Console Bowl & Dual Candlesticks - 6 Candlewick Salt Dips - 6 Candlewick Liquor Stems - Cut Glass Salt & Pepper Set - Sterling Silver Salt & Pepper Set - Kellerman Grocery 1963 Calendar Plate - Pelouze Manufacturing Co. Scale - Elgin Barn Lantern - Campbell's Kids Buffalo Pottery Child's Dish - Cigar Boxes - 5'x7' 1940's Rug - Brass Floor Lamp - Regal China Service for 12 w/Serving Dishes - Green Cake Carrier - blue Carnival Peacock & Grape Pattern Bowl - Zinc Lined Cooler - 2 Boudoir Lamps - Davenola Victrola - 20 Gal. Lg. Wing Red Wing Crock - 3 Gal. Lg. Wing Red Wing Crock - Flat Top Trunk - 2 6' Cedar Lined Shipping Boxes - Unusual Radio Cabinet - Double Rinse Tubs w/Lid - Wood Sewing Kit



HOUSEHOLD:

Rocker/Recliner - Kitchen Cart - RCA TV - Sofa - Bench - VCR - Lg. Wooden Barrel - 2 Printers - Corelle Casseroles - Pots & Pans - National Safe - Bissell Upright Vacuum - Modern Crock Water Jug w/Stand - Humidifier - Meat Grinder - Kitchen Utensils - Toolbox - Books - Weight Bench w/Full Set Weights - Fiberglass Luggage Carrier for Car - Vise - 3 Pc. Bedroom Suite - Elec. Roaster - Iron - Waffle Iron - Bread Machine - Desk - 2 Twin Beds & Dresser - Mosler Safe - File Cabinets - Elec. Skillet - Office Chair - Sewing Machine & Bench - Ottoman - BBQ Grill - Croquet Set - Metal Lawn Chair - Metal Kitchen Stool - Wood Shoe Rack - Copper Aluminum Cake Carrier - Lg. Granite Canner - Nutcracker Set - Various Clear Dishes & Glasses

Don Hamit Land & Auction Co.
Donald L. Hamit-Broker/Auctioneer-104 N Walnut, Stockton, Ks. 67669
785-425-6585 - Toll Free 888-573-6585
Fax-785-425-7222 Cell 785-425-8123
www.hamitauction.com
don@hamitauction.com

**SELLERS: Helmuth E. Hempler
Revocable Trust, Dated Dec. 8, 2006,
David N. Rouleau, Trustee**

TERMS & CONDITIONS: Cash - Approved Check w/Positive ID - Credit Cards Accepted: Visa & Master Card - 3% Buyers Premium (waived if payment is made with cash or approved check) - All Items Will Be Sold "As-Is Where-Is" - Not Responsible for Accidents - Announcements Made Day of Sale Take Precedence Over Printed Material

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