

HAMIT LAND & AUCTION INC.

Stockton
104 N. Walnut
785-425-6585

Russell
929 S. Fossil
785-483-7777

Hays
103 C2 E. 27th
785-621-4101

REAL ESTATE AUCTION

TUESDAY, DECEMBER 10, 2024 AT 10:00 AM CST
497.02 ACRES MORE OR LESS CHEYENNE COUNTY REAL ESTATE
FOR: THE HEIRS OF DELMER WAYNE BANDEL

AUCTION LOCATION: 4-H BUILDING ON NORTH COLLEGE STREET, ST. FRANCIS, KS

LEGAL DESCRIPTION: The South Half of Northeast Quarter & North Half of Southeast Quarter (S/2 NE/4 & N/2 SE/4) Section Twelve (12) Township Four (04) South, Range Forty-Two (42) and Southwest Quarter, South Half of Southeast Quarter, and the South Half of Northwest Quarter (SW/4 & S/2 SE/4 & S/2 NW/4) Section Seven (07) Township Four (04) South, Range Forty-One (41) West of the 6th P.M., Cheyenne County Kansas

FSA INFORMATION: 223.25 Acres Cultivation*** 273.77 Acres Grassland*** 219.62 Acres enrolled in the CRP Program. Rental rate per Acre \$34.00, Annual payment \$7,468.00

TAXES: Seller to pay all 2024 and prior Taxes, with the Purchaser to pay all 2025 and future taxes. The 2024 Taxes are \$1,274.96.

TERMS: 10% down day of sale, balance due upon Title approval and delivery of good and sufficient deed.

POSSESSION: On Acres enrolled into the CRP Program at closing, and the purchaser must agree to stay in compliance and is to receive 100% of the 2025 and 2026

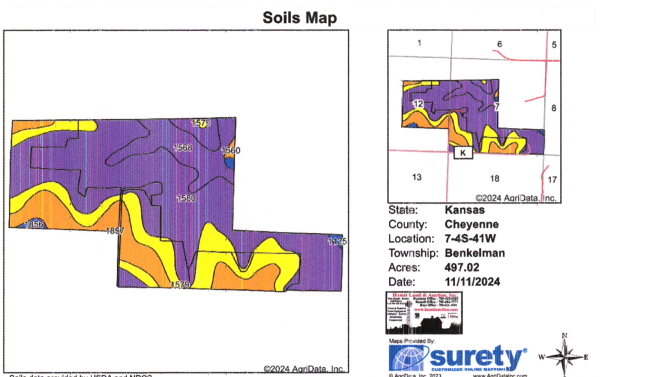
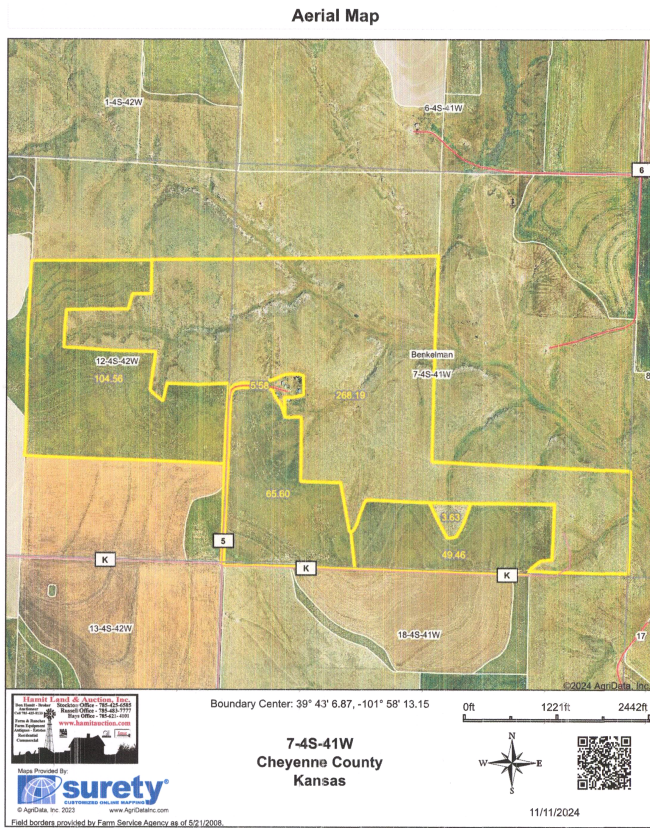
payments and on all Grassland March 1, 2025. All closing costs to be shared 50/50 by seller and purchaser. Closing to be on or before January 7th, 2025.

MINERALS: SURFACE ONLY

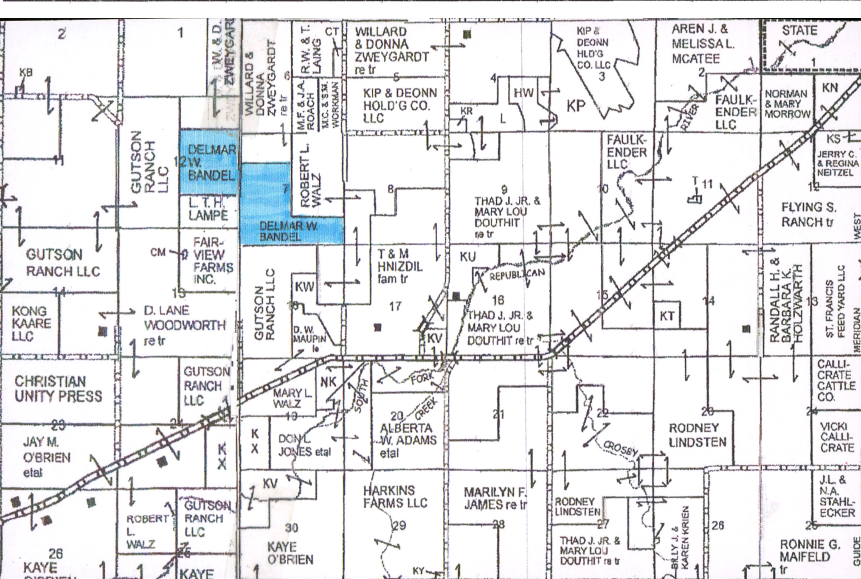
CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable County & FSA sources. Purchasers are encouraged to verify details and view property prior to auction. This auction is not contingent upon the purchaser's ability to finance the purchase. Please consult with your loan agency prior to the auction.

Announcements made day of Sale take precedence over printed material.

Signs Will Be Posted



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Irr Class	Range Production (lb/ac/yr)	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Com Bu	Com Irrigated Bu	Com silage Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Smooth bromegrass AUM	Smooth bromegrass Irrigated AUM	Winter wheat Bu	Winter wheat Irrigated Bu	% NCCPI Overall	% NCCPI Com	% NCCPI Small Grains	% NCCPI Cotton
1580	Colby silt loam, 6 to 15 percent slopes	267.66	53.7%		V/6	1723												48	20	41	1
1579	Colby silt loam, 3 to 6 percent slopes	99.19	20.0%		I/6	1664			4	90		19	81				16	38	53	29	48
1557	Jaynes silt loam, 1 to 3 percent slopes	72.27	14.5%		II/6	1714			5			23	99				20	45	64	29	54
1588	Canyon-Kim loams, 5 to 30 percent slopes	50.57	10.2%		V/6	1407													26	13	25
1125	Bridgeport silt loam, occasionally flooded	2.81	0.6%		II/6	3500	4	7	60	121		65	112				31		61	31	46
1656	Jaynes silt loam, 0 to 1 percent slopes	2.70	0.6%		II/6	1703						26					22		64	30	54



ONLINE BIDDING AVAILABLE. BIDDING CAN BE DONE IN PERSON, ONLINE OR BY PHONE. All Internet & telephone bidders must be preapproved prior to the auction.

Listing Agents

Jim VonFeldt and Jason Schneider

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**Hamit Land &
Auction, Inc.**

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Stockton, KS 67669

Thank You for Posting!