

# 311.9 +/- Acres of Excellent Rooks County, KS Land Cropland, Pasture & CRP

Selling for LL&M Farm Partnership

## MONDAY, NOVEMBER 4<sup>th</sup>, 2024 - 10:00 A.M.

— Auction Location - Knights of Columbus Hall, Plainville, KS (204 N Irving) —

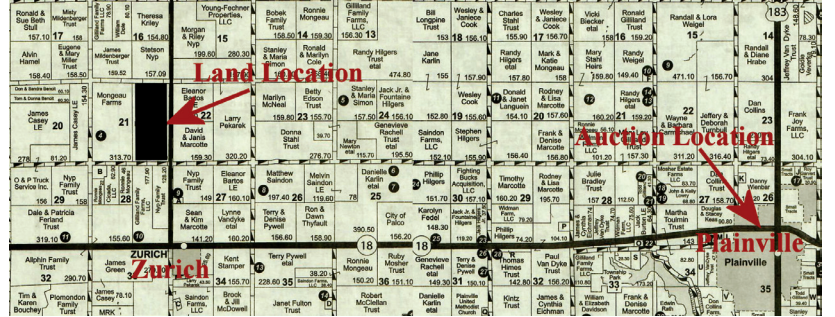
**This is a Live Auction with Live Online Bidding Included!**

**go to [hamitauction.com](http://hamitauction.com) to register to bid online!**

**Come Early for Refreshments and to Register for a Bid Number!**

**LEGAL DESCRIPTION:** The East Half (E/2) of Section Twenty-one (21), Township Nine (9) South, Range Nineteen (19) West of the 6th P.M., Rooks County, Kansas being 311.9 Acres More or Less

**LAND LOCATION:** From Zurich, Ks. - 1 Mi. North on blacktop to the Southeast Corner **WATCH FOR SIGNS!**

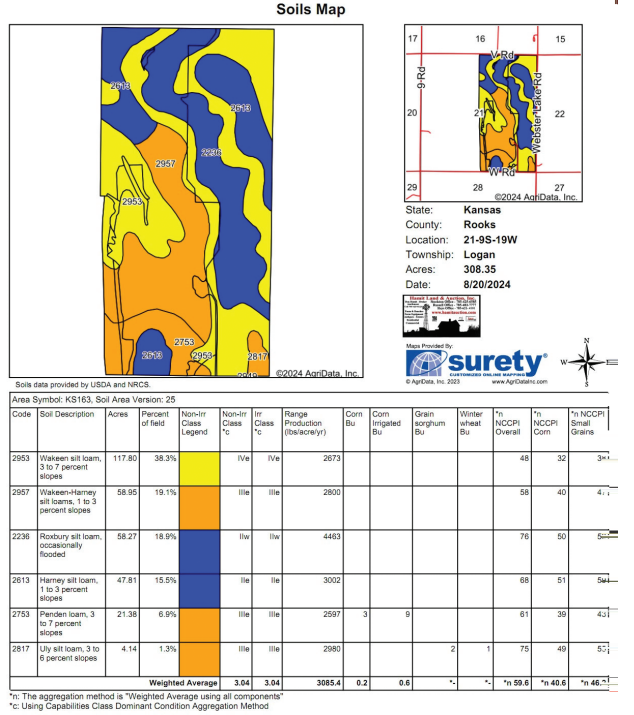
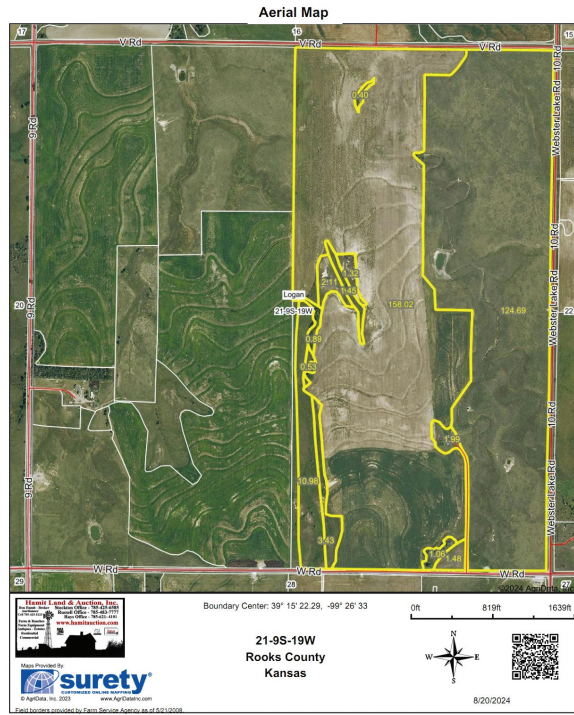


**GENERAL DESCRIPTION:**

This excellent tract of land has approx. 311.9 total acres consisting of 133.08 acres of cropland, 49.78 acres of CRP and approximately 130 acres of pasture. This property is very accessible with 1 mile of highway frontage!

**FSA INFORMATION:** Total acres are reported to be 311.9 acres with 133.08 acres of highly productive cropland. Crop Bases as Follows - Wheat 88.61 acres w/41 bu PLC yield, Grain Sorghum 37.79 acres w/52 bu PLC yield, 49.78 acres of CRP and approximately 130 acres of pastureland. The pasture has excellent grass for grazing, good fences and good water well that provides abundant water.

**CRP INFORMATION:** Sellers agree to convey purchaser all the Seller's 2/3rds interest in the CRP contracts. The balance 1/3 interest is held by the current tenant. The two contracts are as follows: Contract 1 - 42.80 acres at \$50.11 per acre rental with a total of \$2,145.00 annual payment and an expiration date of 09/30/2031. Contract 2 - 6.98 acres at \$35.93 per acre with a total of \$251.00 annual payment and an expiration date of 09/30/2032



**POSSESSION:** Possession of acres planted to wheat will be immediately following the 2025 wheat harvest or August 1st, whichever comes first. Possession of the pastureland and all unplanted acres will be January 1, 2025

**Minerals:** Sellers shall convey 62.5% of all landowners' mineral interest in the above-described property to purchaser. The balance of 37.5% mineral interest is held by other parties.

**Taxes:** Seller to pay all 2024 Real Estate Taxes. Purchaser shall be responsible for all the 2025 and subsequent years real estate. 2023 taxes were \$1,429.02 (should have the 2024 numbers by sale time)

**TITLE INSURANCE:** Title insurance issued through Coast-to-Coast Title Company Inc. shall be used to prove clear & merchantable title with the Buyer & Seller sharing equally the owner's policy and closing agent fee. The mortgage policy, if required, will be the expense of the buyer.

**TERMS:** 10% down day of sale with the balance to be paid at closing.

**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. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Consult your loan agency prior to the auction.

### Hamit Land & Auction, Inc.

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