

# 311+/- Acres of Rooks County, KS Auction

## Cropland, Pasture & Producing Oil

Selling for Betty J. Edson Trust No. 1, Sheryl K. Sammons-Trustee

### Monday, November 20, 2023 - 10:00 A.M.

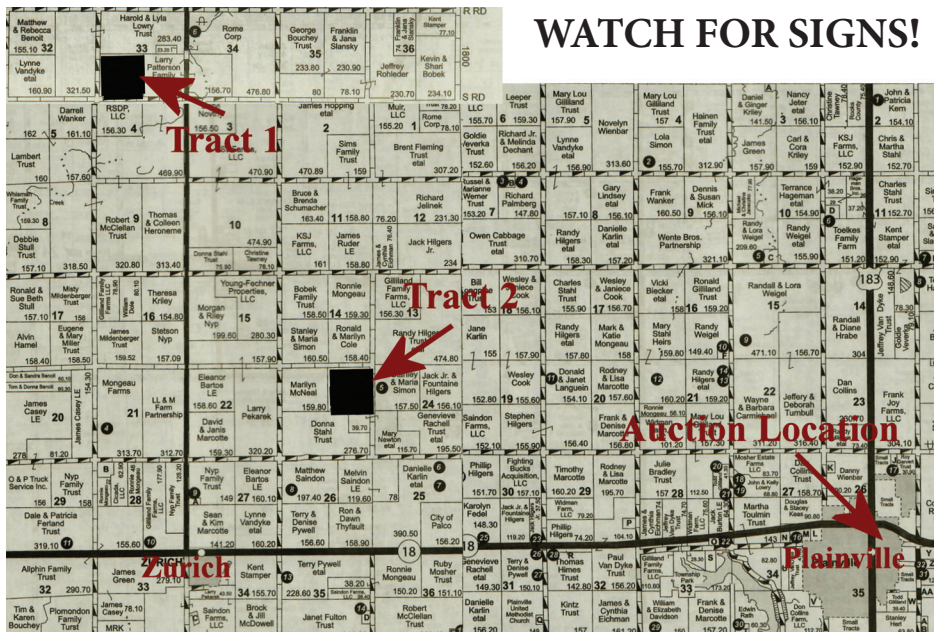
Auction Location:

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!



WATCH FOR SIGNS!

**Tract 1 Legal Description:** The Southwest Quarter (SW/4) of Section Thirty-three (33), Township Eight (8) South, Range Nineteen (19) West of the 6th P.M., Rooks County, Kansas and to include a .0625 Oil Royalty Interest. Excepting a Tract Beginning at the Northwest Corner of the Southwest Quarter (SW/4) thence South 417 Feet, thence East 208 Feet, thence North 417 Feet, thence West 208 Feet to the Point of Beginning.

**Land Location:** From Zurich, Ks. - 5 Mi. North to S. Rd and 1/2 Mi. West to SE Corner. *Watch for Signs*

**General Description:** This tract of land has approx.. 154 acres and is mostly cropland with small areas of grass and waste. The primary soil types are Harney Silt Loam and Wakeen Silt Loam.

**FSA Information:** Total acres are reported to be 154.47 acres. Crop Bases as Follows - Wheat 107.4 acres w/31 bu PLC yield, Grain Sorghum 25.4 acres w/50 bu PLC yield, Oats 4.40 acres w/37 PLC yield and Barley 9.5 acres w/41 bu PLC Yield

**Tract 2 Legal Description:** The Northeast Quarter (NE/4) of Section Twenty-three (23), Township Nine (9) South, Range Nineteen (19) West of the 6th P.M., Rooks

County, Kansas and to include a .0625 Oil Royalty Interest PLUS .0625 Oil Royalty Interest Only in the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Nine, (9) South, Range Nineteen (19) West of the 6th P.M., Rooks County, Kansas

**General Description:** This tract of land has approx. 159 total acres consisting of 96 acres of cropland, 54 acres of pasture and the balance being lease roads & waste.

**FSA Information:** Total acres are reported to be 159.22 acres. Crop Bases as Follows - Wheat 71.9 acres w/31 bu PLC yield, Grain Sorghum 13.7 acres w/50 bu PLC yield, and Barley 5.7 acres w/41 bu PLC Yield

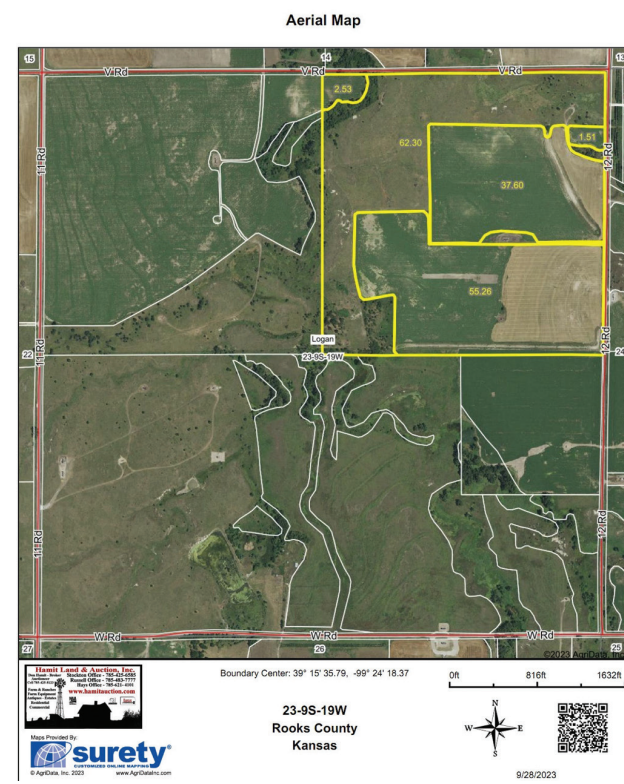
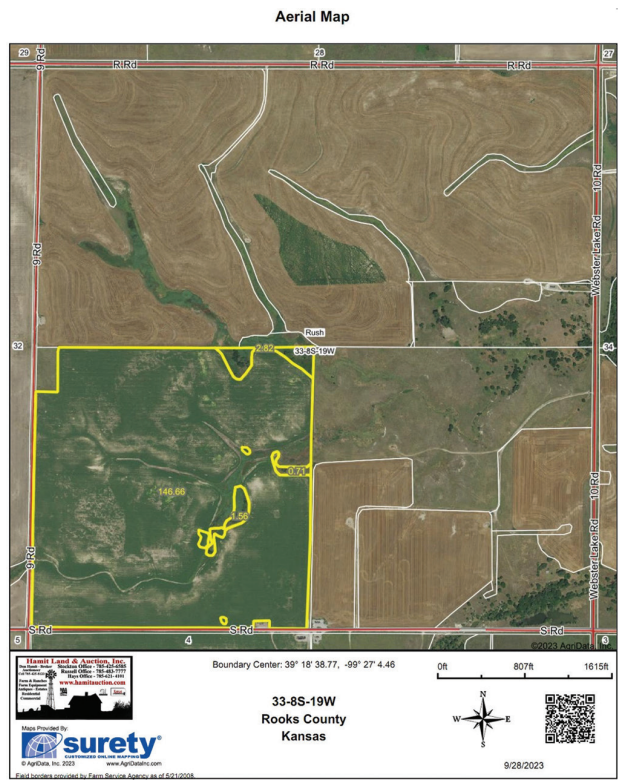
**Growing Crops & Crop Shares:** Current tenant has planted the cropland to wheat on tracts 1 & 2. The purchaser will be entitled to an undivided 1/3rd share of said crop and will also be responsible for 1/3rd share of fertilizer and crop production expenses.

**Possession:** Possession of cropland on tracts 1 & 2 will be immediately following the 2024 wheat harvest or upon a declaration of a failed crop, whichever comes first. Possession of the pastureland will be March 1, 2024

**Minerals:** Seller shall convey to purchaser 100% of all Sellers mineral interest in all tracts being a .0625000 interest. 2022 Oil Income was Tract 1- \$10,538.00 and Tract 2 - \$10,115.00

**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.



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