

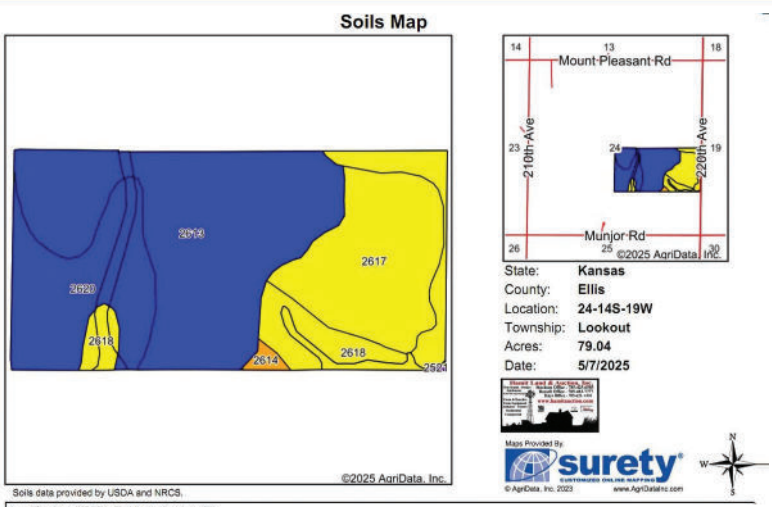
78 +/- ACRES ELLIS COUNTY LAND AUCTION

Tuesday, June 3, 2025 at 2:00 P.M.

AUCTION LOCATION:
Rose Garden Banquet Hall
2350 E. 8th St., Hays, KS



This is a Live Auction with
Live Online Bidding Included!
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North Half of Southeast Quarter (N/2SE/4) of Section Twenty Four (24), Township Fourteen (14), Range Nineteen (19) Ellis County, Kansas

LAND LOCATION: At 240th Ave and Mount Pleasant intersection, go west 2 miles to 220th Ave, go south ½ mile to the NE corner of said property.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Range Production (bbl/ac/yr)	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains
2613	Harney silt loam, 1 to 3 percent slopes	34.93	44.2%		Ile	Ile	3002	68	51	81
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	16.97	21.5%		Ive	Iile	2972	58	44	52
2620	Harney-Carlson silt loams, 1 to 3 percent slopes	15.19	19.2%		Ile	Ile	2952	67	48	56
2618	Harney-Armo complex, 3 to 7 percent slopes, eroded	11.26	14.2%		Ive	Ive	2974	56	40	48
2614	Harney silt loam, 3 to 7 percent slopes	0.62	0.8%		Ile	Iile	3002	67	50	60
2521	Armo loam, 7 to 15 percent slopes	0.07	0.1%		Ile	Ile	2696	54	35	46
Weighted Average					2.73	2.51	2981.7	%n 63.9	%n 47.3	%n 56.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



GENERAL INFORMATION: This 78.95 acre tract of land has approximately 74.13 acres of cropland and the remaining 4.82 acres of native grass waterway. This property currently is idle with milo stalks.



FSA INFORMATION: This farm has a total of 78.95 acres with approximately 74.13 acres of cropland. It carries a 20.57 acre wheat base with a 47 PLC yield and 28.05 acre grain sorghum base with a 78 PLC yield.



MINERALS: Seller(s) shall convey 100% of the minerals.
POSSESSION: Immediate upon closing.
TAXES: Sellers shall pay all the 2024 taxes and prior years' taxes, if any. 2025 taxes will be prorated to date of closing. All 2026 and subsequent years taxes shall be the responsibility of the buyer. The 2024 taxes were \$419.30.



TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. Closing shall be on or before July 9, 2025. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.
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.



SELLER: Heirs of John G. Befort

Hamit Land & Auction, Inc.
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Cell 785-425-8123
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& to Register for Bid Number

Jason W Schneider
Listing Agent
785-650-2433
Don Hamit
Broker - 785-425-8123

Hamit Land & Auction, Inc.
Jason Schneider - Real Estate Agent
Auctioneer - 785-650-2433
jason@hamitauction.com
www.hamitauction.com