

**A STELLAR
OPPORTUNITY!**

**SELLING AT
PUBLIC AUCTION**

**50.57 +/- Acres of Rooks County, KS Land
Featuring Approx. One-Half (1/2) Mile of Bow
Creek, Lots of Woods, a Furnished 4/5 Bed-
room Home, Several Out Building, Some Farm &
Shop Equipment Included with the Real Estate!**

Open House:

Saturday, Feb. 13th, 2021, 2:00 P.M.

Live On-Line Bidding Available!

go to www.hamitauction.com to view & register on-line



PROPERTY LOCATION:

Situs Address:

**120 12 Rd, Phillipsburg, KS
(Property is Located in
Rooks County, KS)**

**FROM STOCKTON, KS – 9 Mi. North on Hwy
183 to A Rd. (Rooks/Phillips County Line), 6 Mi
West to 12 Rd and ¼ Mi. South
FROM PHILLIPSBURG, KS – 13 Mi. South on
Hwy 183 from 183 & 36 Jct. to W Early Eve Rd.
(Phillips/Rooks County Line), 6 Mi West to 12
Rd and ¼ Mi. South**

Auction Date: Saturday, March 6th, 10:00 A.M.

Auction Location: Nova Theater, 517 E. Main, Stockton, Ks.



**SELLERS:
David & Nancy
Jackson**

LEGAL DESCRIPTION:

**Lengthy Legal Description Provided Upon Request or Available at
www.hamitauction.com**

GENERAL DESCRIPTION: This incredible property has so much to offer, not only to the avid sportsman but to anyone who wants experience and enjoy country living at its best. Bow Creek offers abundant habitat for wildlife in providing a home for deer, turkey and many other species of wildlife. You'll also get to live right amongst all of this on a well-maintained farmstead. This property has a 4/5 bedroom furnished home with 1,636sq. ft plus a 1,360 partial, unfinished basement. The septic system was up graded in 2006 and there are 3 wells that provide an abundant water supply. Farmstead includes an oversized 2 car garage/work shop, barn, corrals, chicken house (with chickens), several other out buildings. Some older farm equipment, including an IHC M tractor w/loader, Case swather, sq. baler, side delivery rake plus some shop and yard tools will be included with the real estate.

MINERALS – All Mineral Rights Owned by Sellers Shall Convey to the Purchaser.

TAXES: Seller Shall Pay All The 2020 Taxes and Buyer to Pay All 2021 and Subsequent Years Taxes. 2020 taxes were \$492.86.

TERMS, TITLE INSURANCE AND CLOSING: 10% down day of sale, personal & business checks accepted. The balance will be due at closing with payment in the form of certified funds. All funds shall be payable to Coast to Coast Title Company, Inc. 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 March 31st, 2021. 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 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.

NOTE: Because of health issues the Jackson's have made the tough decision to sell their "Piece of Paradise" that they lovingly refer to as "NOWHERESVILLE" in hopes that a new owner can enjoy it as much as they have.



Hamit Land & Auction, Inc.
Don Hamit - Broker
Auctioneer
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