

# 80+/- ACRES PHILLIPS COUNTY, KS LAND AUCTION

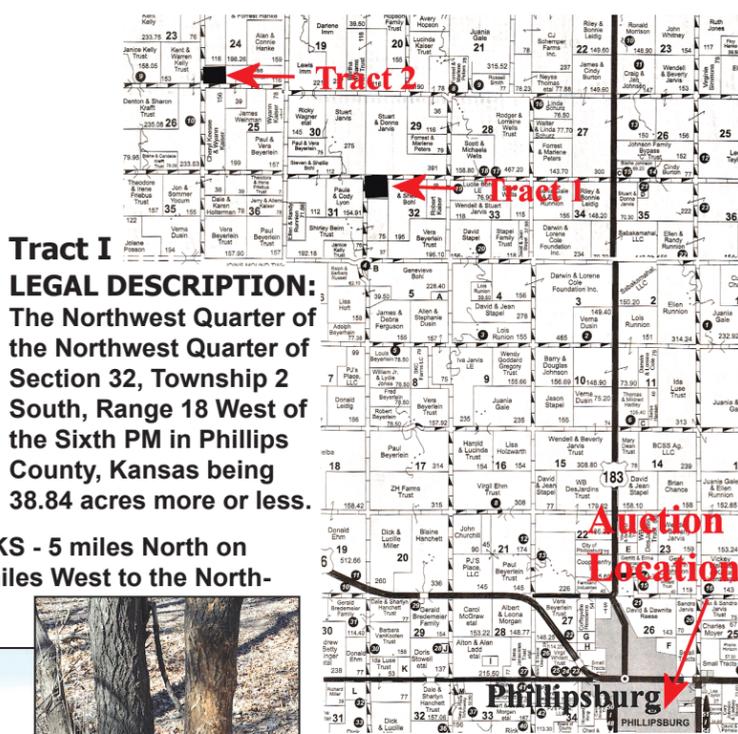
**Selling in  
two individual  
tracts  
with no  
combinations**

**Friday, March 9, 2018  
10:00 a.m.**

**Come early for  
refreshments  
and to register  
for a  
bid number**

**Be sure to check the website at  
[www.hamitauktion.com](http://www.hamitauktion.com)  
for more information and pictures**

**AUCTION LOCATION: Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS**



**Tract I  
LEGAL DESCRIPTION:**  
The Northwest Quarter of  
the Northwest Quarter of  
Section 32, Township 2  
South, Range 18 West of  
the Sixth PM in Phillips  
County, Kansas being  
38.84 acres more or less.

**Tract II  
LEGAL DESCRIPTION:**  
The Southwest Quarter of the Southwest  
Quarter (SW1/4SW1/4), of Section Twenty  
Four (24), Township Two (2) South,  
Range Nineteen (19) west of the 6th P.M.  
in Phillips County, Kansas being 37.79  
acres more or less. (Surface Only)

**LAND LOCATION:** From Phillipsburg, KS - 5 miles North on  
HWY 183 to West Limestone RD then 3 miles West to the North-  
west corner of the property.



**Tract I GENERAL  
DESCRIPTION:** This tract of  
land has approximately 19.12  
acres of cultivation and 19.72  
acres of native grassland. It  
has some wooded areas that  
could provide some wildlife  
habitat. All tillable acres are  
idle at this time.

**LAND LOCATION:** From Phillipsburg, KS -  
6 miles North on HWY 183 to West Kiowa RD  
then 5 miles West to the Southwest corner of  
the property.

**GENERAL DESCRIPTION:** This tract of  
land has approximately 25.81 acres of culti-  
vation and 11.94 acres of grass and wooded  
area that could provide some wildlife habi-  
tat. All tillable acres are idle at this time.  
**FSA Information:** This land has approxi-  
mately 25.81 acres of cultivation. It carries  
a 15.3 acre wheat base W/36 bu yield, a 5.8  
acre grain sorghum base W/57 bu. yield.



land has approximately 19.12 acres of cultivation.  
It carries a 13 acre wheat base W/36 bu yield, a 5.4  
acre grain sorghum base W/65 bu. yield.

**Tract I MINERALS:** Seller shall convey 100% of  
the seller's minerals to the purchaser. All minerals  
are believed to be intact.

**POSSESSION:** Immediate upon closing.  
**TAXES:** Seller shall pay all the 2017 taxes and prior  
years' taxes, if any. The 2018 and subsequent years  
taxes shall be the responsibility of the buyer. 2017 taxes  
were Tract I \$243.42 and Tract II \$249.88.

**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 re-  
quired will be the expense of the buyer. This auction  
sale is not contingent upon the purchaser's ability to fi-  
nance the purchase. Consult your loan agency prior to the  
auction.

**CONDITIONS:** All acreages are considered to be approxi-  
mate and are deemed to be from reliable county & FSA  
sources. Buyers are encouraged to verify details and  
view properties prior to the auction. Bidding increments  
are solely at the discretion of the auctioneer. The auction-  
eer will not accept absentee or telephone bids at the auc-  
tion without prior approval. Announcements made day  
of sale shall take precedence over printed material.



**SELLERS: ANNA SCHREMMER REVOCABLE  
TRUST - ANNA SCHREMMER TRUSTEE AND  
LINDERMAN HAZEN TRUST - WILMA HAZEN  
AND CHARLES LINDERMAN TRUSTEES  
Be Sure to Check Our Website for More Info  
& Pictures: [www.hamitauktion.com](http://www.hamitauktion.com)**

**Cody Miller - Listing Agent  
785-533-3300**

**Hamit Land & Auction, Inc.**  
Don Hamit - Broker Auctioneer  
Cell 785-425-8123  
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NAA  
Kansas