

318 +/- Acres Stafford County KS Land

LAND AUCTION

Monday, November 30th, 2020 Time: 1:00pm

Online, in Person and by Phone

SALE WILL BE HELD AT: Body & Soul Building, 418 N Gilmore, Macksville, KS

Sellers: Gary D Seibert Trust & Nina M Seibert Trust

Local COVID-19 Rules will be in effect

Following information applies to all tracts; **Earnest Money:** \$10,000.00 on day of sale, balance in Certified Funds on Closing Day. **Possession:** Upon Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Security First Title is the title company; **Taxes:** 2020 taxes are paid by the seller. 2019 and any earlier taxes paid by the seller. **FSA Payments & Crops:** All 2020 Payments and crops remain with the Seller. All 2021 payments and crops pass to the Buyer. **Closing:** On or Before Dec 31st, 2020. Seller to have up to 90 days from closing to remove balance of stored bales. **Located** 2 miles West of Macksville on Hwy 50 and 3 Miles South on SW 150th Ave.

Legal Description: Tract 1 - SE4 of Section 31, Township 24, Range 15 Stafford Co. KS. 160 +/- Acres of Irrigated land with current stand of Alfalfa. Minerals and Production Pass to the Buyer. Irrigation System new in 2017 Reinke w/RPM Advanced. IHC 392 overhauled 2019 New Domestic Well 2019. Natural Gas will/may not be available for next irrigation season. More info on auction day.

Tract 2 - SW4 of Section 31, Township 24, Range 15 Stafford Co. KS. (AKA Lots 3 & 4 & E2 of SW4). 158 +/- Acres of Dry Land. Minerals and Production pass to Buyer.

Announcements made Day of Sale take precedence over any internet, faxed, digital or printed materials.



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