

160 +/- Acres Barber County KS Land

LAND AUCTION

Wednesday, June 30, 2021 Time: 11:30am

Online, in Person and by Phone

SALE WILL BE HELD AT: Hamm Auction Center, Pratt, KS

Seller: Charlaine Baskett Rev Trust

Local COVID-19 Rules will be in effect

Following information applies - **Earnest Money:** \$10,000.00 on day of sale, balance in Certified Funds on Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Slamal & Swaden is the title company; **Taxes:** 2020 and any earlier taxes paid by the seller. 2021 Taxes shall be prorated to the date of closing. **2020 Taxes:** \$561.26 **FSA CRP Payments:** 2021 CRP Payments remain with the Seller. 2022 CRP Payment pass to the Buyer. **Closing:** On or Before July 30, 2021. **Located** from Highway 42 and Isabel blacktop Rd, go 3 miles south, one mile east, one mile south and ¼ mile east. **Land sale is not subject to financing or appraisal.**

Legal Description: W2 SE4 & E2 SW4 of 22-30-11, Barber Co. KS - 160 +/- Acres

Possession: Hunting lease expires on Dec 31, 2021.

CRP: \$48.57 / Acre for 118.9 Acres, expires 9/30/2022.

Minerals: Pass with the land to the Buyer

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



107 NE State Rd 61
Pratt, KS 67124
(620) 672-6996

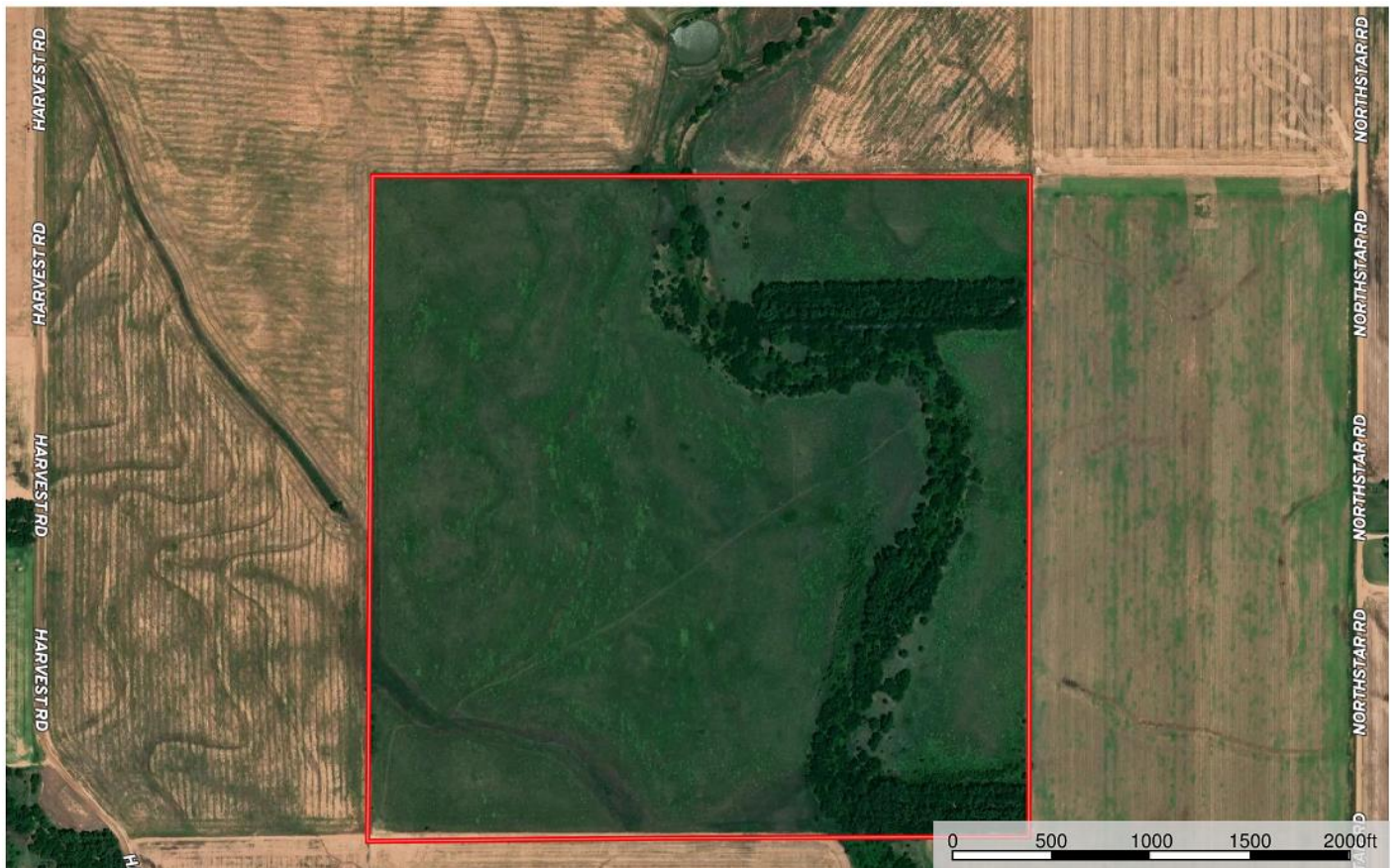
www.hammauction.com

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Cell: 620-770-2381



Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124



www.hammauction.com for more pictures and online bidding.