

# 158 +/- Acres Pratt County KS Land

## LAND AUCTION

Wednesday, July 12, 2021 Time: 1:30pm

Online, in Person and by Phone

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

Seller: Vickie DeVoss Estate

Local COVID-19 Rules will be in effect

**Tract 1: Legal Description:** NE/4 of S35-T28-R15 Ex Tr Beg 1,806.85 W of NE Cor of NE/4, S 233.7, W 208.7, N 233.7, E 208.7 to POB, Pratt Co, KS. (Estate does NOT own tower) **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; First American Title 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:** \$1,157.50 **FSA Payments:** 2021 FSA Payments (if any) remain with the Seller. 2022 FSA Payment (if any) pass to the Buyer. **Closing:** On or Before August 16, 2021. **Located** from Highway 54 and Main St in Cullison (SW 90<sup>th</sup> Ave), travel South for 4 mile, then 1 mile West on SW 50<sup>th</sup> St. Land is in SW corner of intersection. **Land sale is not subject to financing or appraisal.** **Possession:** After fall (2021) hay crop is removed. **Minerals:** Pass with the land to the Buyer

**Tract 2: 207 S Pearl, Pratt, KS. - Earnest Money:** \$1,000.00 on dale of sale, balance in Certified Funds on Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; First American Title is the title company; **Closing:** On or Before August 16, 2021. **Taxes:** 2020 and any earlier taxes paid by the seller. 2021 Taxes shall be prorated to the date of closing. **2020 Taxes:** \$737.30. **207 S Pearl:** 2 Bed, 1 bath with 1 car detached garage. **House to be sold As-Is.** Open house on Monday, June 28, 2021 from 4:30 to 6:00 PM. **Opening bid: \$7,500.00**

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



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Pratt, KS 67124  
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[www.hammauction.com](http://www.hammauction.com)

**John Hamm/Auctioneer**

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**Kevin Hamm/Agent**

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207 S Pearl, Pratt, KS - House sold As-Is  
2-bed, 1 bath and 1 car detached garage

**Watch and Bid online**

[Vickie Devoss Estate \(Session 1\)](#)

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Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124

