

434 +/- Acres Pratt County KS Pasture Land

LAND AUCTION

Monday, August 9, 2021 Time: 1:30pm

Online, in Person and by Phone

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

Seller: Janet Wreath, Gary & Betul House

Local COVID-19 Rules will be in effect

Tract 1: Legal Description: S02, T28, R11, **ACRES 361.4 +/-**, S/2 SEC & SW/4 NW/4 LESS RD R/W Pratt Co., Kansas. **Earnest Money:** \$20,000.00 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:** \$298.79 **Northern Natural Underground Storage Payment:** 2021 NNG Payments remain with the Seller. 2022 NNG Payment pass to the Buyer. **Closing:** On or Before September 24, 2021. **Located** from Highway 54 at Cunningham Exit, travel South for 1/2 mile, then 3 miles West on SW 10th St/Co Rd N. Land begins in NW corner of intersection. **Land sale is not subject to financing or appraisal. Possession:** After fall grazing season. **Minerals:** Pass with the land to the Buyer

Tract 2: Legal Description: S03, T28, R11, **ACRES 72.21 +/-**, SE/4 NE/4 & NE/4 SE/4 LESS RD R/W Pratt Co., Kansas. - **Earnest Money:** \$5,000.00 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 September 24, 2021. **Taxes:** 2020 and any earlier taxes paid by the seller. 2021 Taxes shall be prorated to the date of closing. **2020 Taxes:** 59.83. **Northern Natural Underground Storage Payment:** 2021 NNG Payments remain with the Seller. 2022 NNG Payment pass to the Buyer. **Closing:** On or Before September 24, 2021. **Located** from Highway 54 at Cunningham Exit, travel S for 1/2 mile, then 4 miles W on SW 10th St and 1/4 Mile N on SE130th Ave. Land begins in NW corner of intersection. **Land sale is not subject to financing or appraisal. Possession:** After fall grazing season. **Minerals:** Pass with the land to the Buyer.

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



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