

# 430 +/- Acres Pratt County KS Land

## LAND AUCTION

Wednesday, September 15, 2021 Time: 1:30pm

Online, in Person and by Phone

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

Sellers: Gloria Mueller, Stephen Mueller, Michael Mueller, Christian Mueller, Lois (Mueller) Klement

**Following** information applies - **Earnest Money:** \$10,000.00/\$20,000 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. **Closing:** On or Before November 1, 2021. **Minerals** pass with the land to the Buyer. **Land sale is not subject to financing or appraisal.**

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



### Tract 1:

S11, T29, R12, ACRES 153+/-, SE4 LESS RD RW & HOMESTEAD

Sellers: Michael J Mueller, Christian J Mueller  
\$20,000.00 Earnest Money

Tenant to plant wheat in the fall and harvest June 2022. Buyer to receive cash rent and possession after 2022 harvest

### Tract 2

S12, T29, R12, ACRES 80+/-, S2 SW4 LESS RD R/W

Seller: Stephen R Mueller II  
\$10,000.00 Earnest Money

### Tract 3

S12, T29, R12, ACRES 80 +/-, N2 SW4 LESS RD RW

Seller: Lois J (Mueller) Klement  
\$10,000.00 Earnest Money

Tenant to plant wheat in the fall and harvest June 2022. Buyer to receive cash rent and possession after 2022 harvest



### Tract 4

S23, T29, R12, ACRES 117+/-, NW4 EXC TR BEG 1710.1 S NE/C NW/4 WLY 391.2 NWLY 341.4 W 817.2 N 1418.7 E 1321.9 TO POB LESS RD RW

Seller: Gloria L Mueller  
\$10,000.00 Earnest money

Buyer to receive \$5,000 cash rent in June 2022 for wheat ground. Tenant to harvest dryland corn and then plant to wheat. Buyer to receive possession after 2022 wheat harvest.



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

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**Kevin Hamm - Agent**  
**(620) 770-2381**



Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124

