

327 +/- Acres Pratt County KS Land

LAND AUCTION

Monday, November 15, 2021 Time: 1:30pm

Online, in Person and by Phone

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

Seller: Fraley Living Trust & Gloria Clark

Tract 1: Legal Description: SE4 of 5-26-11, Pratt Co., Kansas, 160+/- Acres, all pasture. Good fences and water well, old homestead and pond (pump and tank not included). **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:** 2021 and any prior taxes paid by the seller. **2020 Taxes:** \$119.20 **Closing:** On or Before December 20, 2021. **Located** from Preston, 3 mile N on NE 100th Ave, 1 mile E on NE 110th St. Tract is in NW corner of intersection. **Land sale is not subject to financing or appraisal. Possession:** On Closing. **Minerals:** Remain with the seller.

Tract 2: Legal Description: Lot 4 & S2 NW4 of 4-26-11, Pratt Co., Kansas, 167+/- Acres. Cropland (115.67 +/- Acres), pasture and trees (50.92 +/- Acres)- **Earnest Money:** \$10,000.00 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 December 20, 2021. **Taxes:** 2021 and any prior taxes paid by the seller. **2020 Taxes:** \$1,000.23, **Located** from Preston, 3 mile N on NE 100th Ave, 1 mile E on NE 110th St and ½ mile N on NE 110th Ave. Tract is in NE corner of ½ mile line. **Land sale is not subject to financing or appraisal. Possession:** On closing. **Minerals:** Pass with the land to the Buyer. Tenant has until March 31, 2022 to remove round hay bales from field.

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

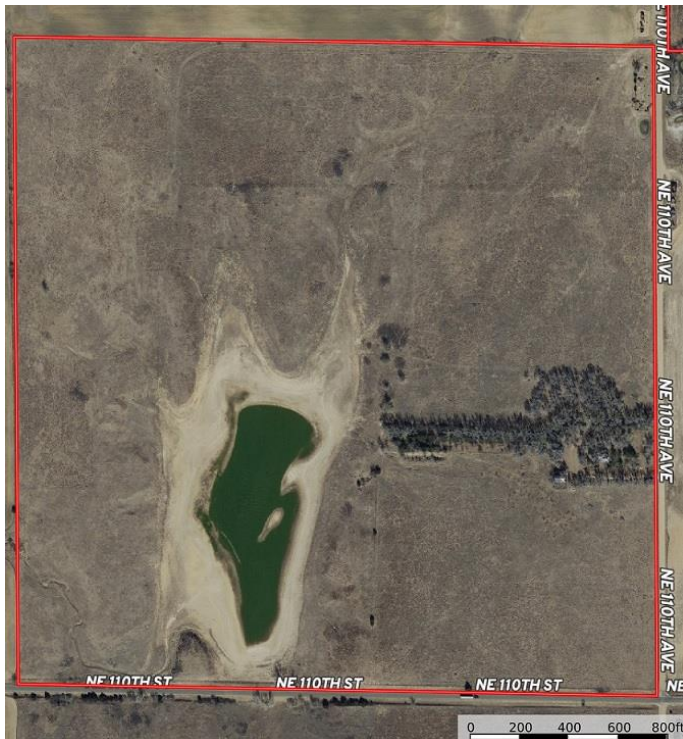
www.hammauction.com

John Hamm/Auctioneer

Cell: 620-450-7481

Kevin Hamm/Agent

Cell: 620-770-2381



Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124

