

640 +/- Acres Pratt & Kingman County KS Land

LAND AUCTION

Monday, November 29, 2021 Time: 1:30pm

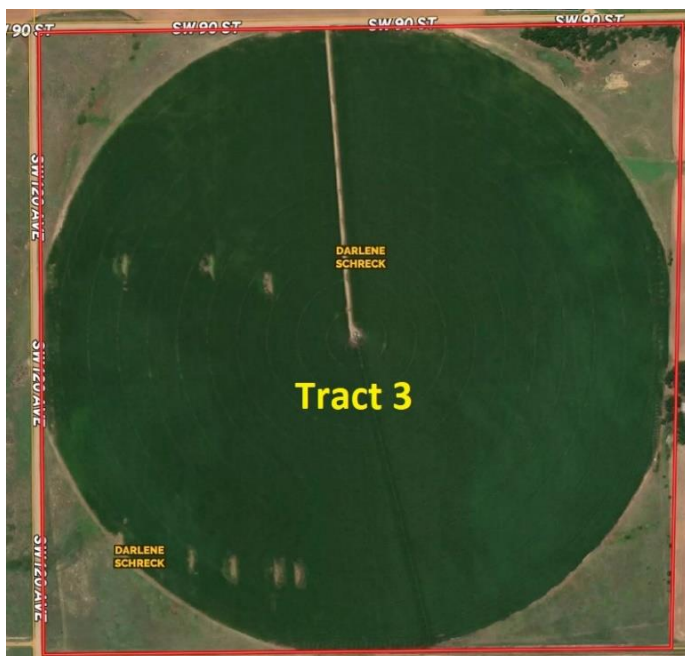
SALE WILL BE HELD AT: Hamm Auction Center, Pratt, KS

Seller: Darlene Schreck Trust



Tract 2 - NW2 10-28-11 Pratt Co - 160 acres
Irrigated water rights #23550, 198 AF, 900
gpm, rolling topography, sandy soils, and
1975 Lockwood 10 tower.

Tract 1 - NE4 10-28-11 Pratt Co - 160 acres
Irrigated 198 AF, 900 gpm, water rights
#23348, rolling topography, sandy soils, and
2003 Valley 8 tower.



Tract 3 - NW4 20-29-9 Kingman Co - Irrigated
160 acres authorized, 198 AF, 900 gpm, water
rights #19754, 1974 Lockwood 10 tower.



Tract 4 - W2 NE4 & E2 NW4 16-27-10
Kingman Co -160 acres - Dryland, rolling
topography, good soils.



107 NE SR 61
Pratt, KS 67124

P (620) 672-6996
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www.hammauction.com

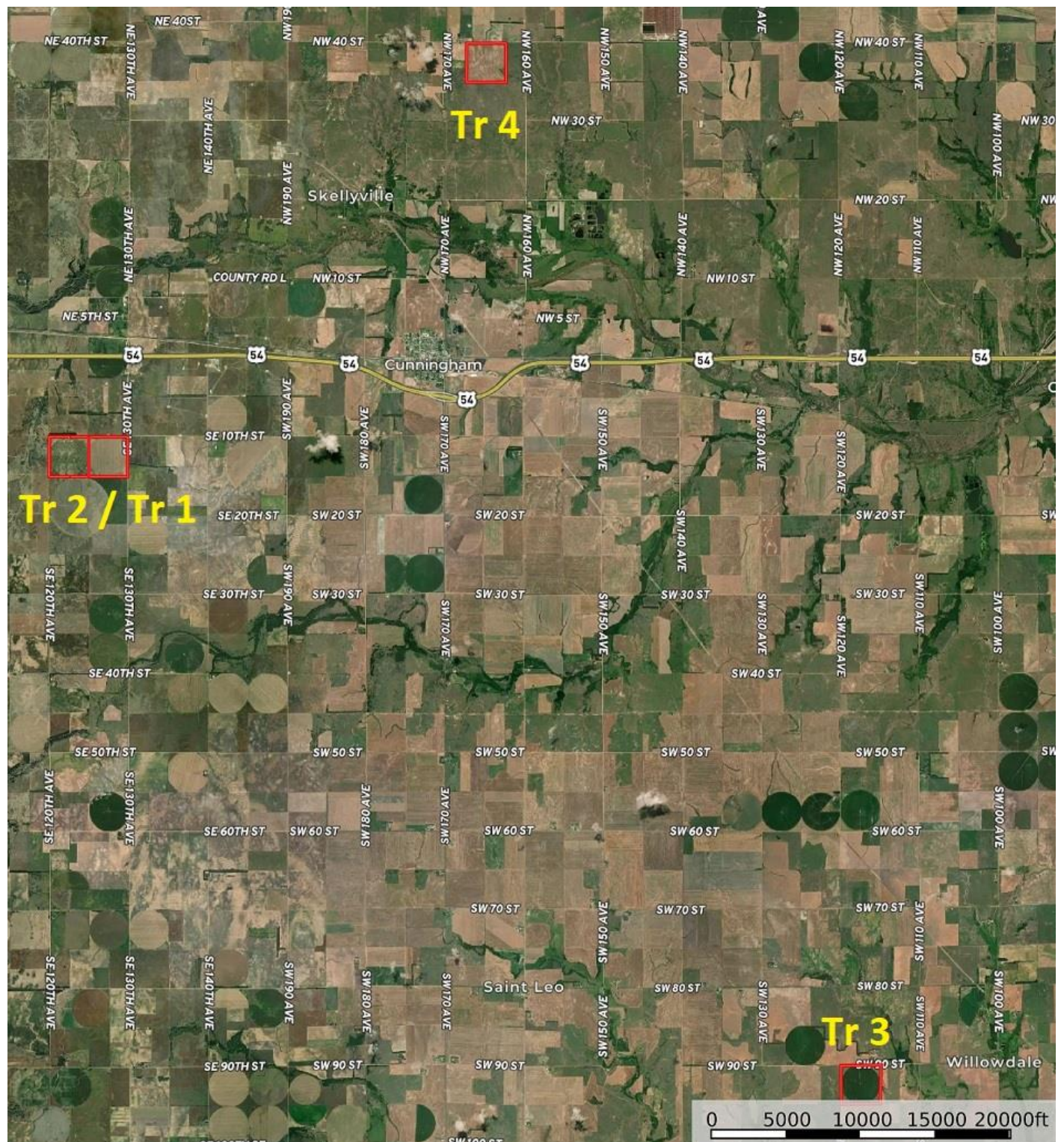
John Hamm
(620) 450-7481

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(620) 770-2381

Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124



Earnest Money: \$20,000.00 on day of sale for each tract, balance in Certified Funds on Day of Closing.

Title Insurance & Escrow Agent Closing Fee: 50% Buyer, 50% Seller; First American Title.

Taxes: 2021 and any prior taxes paid by the seller.

2020 Taxes: Tract 1 \$3,807.00+/-; Tract 2 \$3,413.88+/-; Tract 3 \$3,817.10; Tract 4 - \$445.80

Northern Natural Underground Storage Payment (Tracts 1, 2 & 4): 2021 NNG Payments remain with the Seller. 2022 NNG Payment pass to the Buyer.

Closing: On or Before December 31, 2021. **Land sale is not subject to financing or appraisal.**

Located: Tracts 1 and 2 - from Highway 54 at Cunningham Exit, travel South for 1/2 mile, then 4 miles West on SW 10th St/Co Rd N. Land begins in SW corner of intersection. Tract 3 - From Cunningham, travel south on SW 170th for 8 miles, go east on 80th for 4 miles, 1 south on 130th, then 1 east on 90th. Land begins in SE corner of intersection. Tract 4 - From Cunningham, go North 4 miles on 170th, then 1/4 mile east on 40th. Land begins on south side of road.

Possession: Tracts 1, 2 & 3 on March 1, 2022 and after 2022 wheat harvest. Tract 4 after 2022 Wheat harvest.

Minerals: Pass with the land to the Buyer