

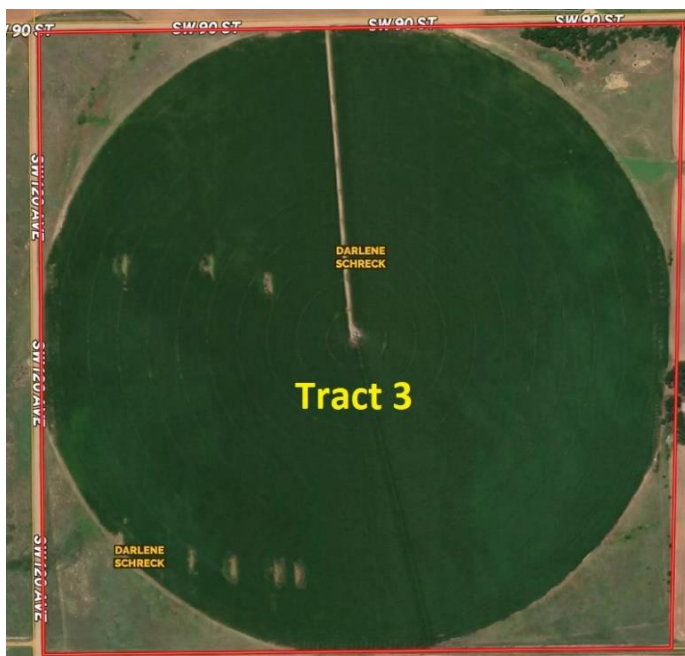
# 640 +/- Acres Pratt & Kingman County KS Land LAND AUCTION

Monday, November 29, 2021 Time: 1:30pm  
SALE WILL BE HELD AT: Hamm Auction Center, Pratt, KS  
Seller: Darlene Schreck Trust

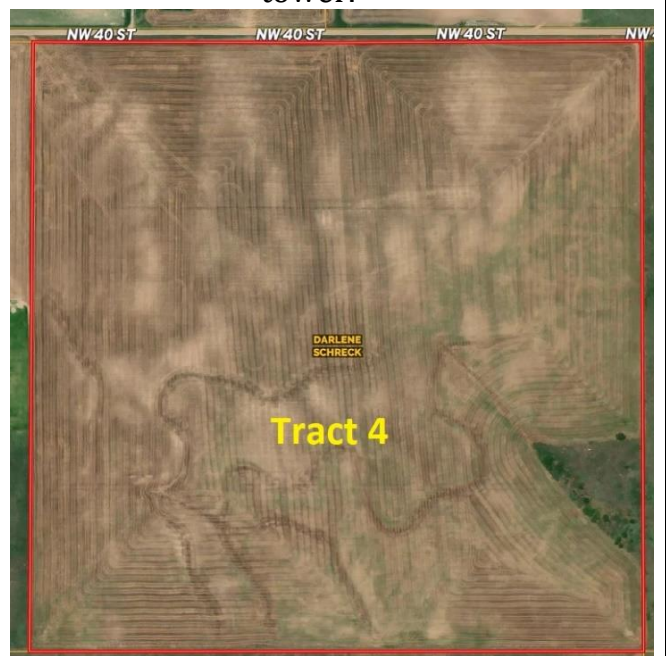


**Tract 2** - NW2 10-28-11 Pratt Co - 160 acres  
Irrigated water rights #23550, 198 AF, 900  
gpm, rolling topography, sandy soils, and  
1975 Lockwood 10 tower.

**Tract 1** - NE4 10-28-11 Pratt Co - 160 acres  
Irrigated 198 AF, 900 gpm, water rights  
#23348, rolling topography, sandy soils,  
Sudan feed growing, 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, gravel soils, and  
gyp soils



107 NE SR 61  
Pratt, KS 67124

P (620) 672-6996  
F (620) 672-6999

www.hammauction.com

**John Hamm**  
**(620) 450-7481**

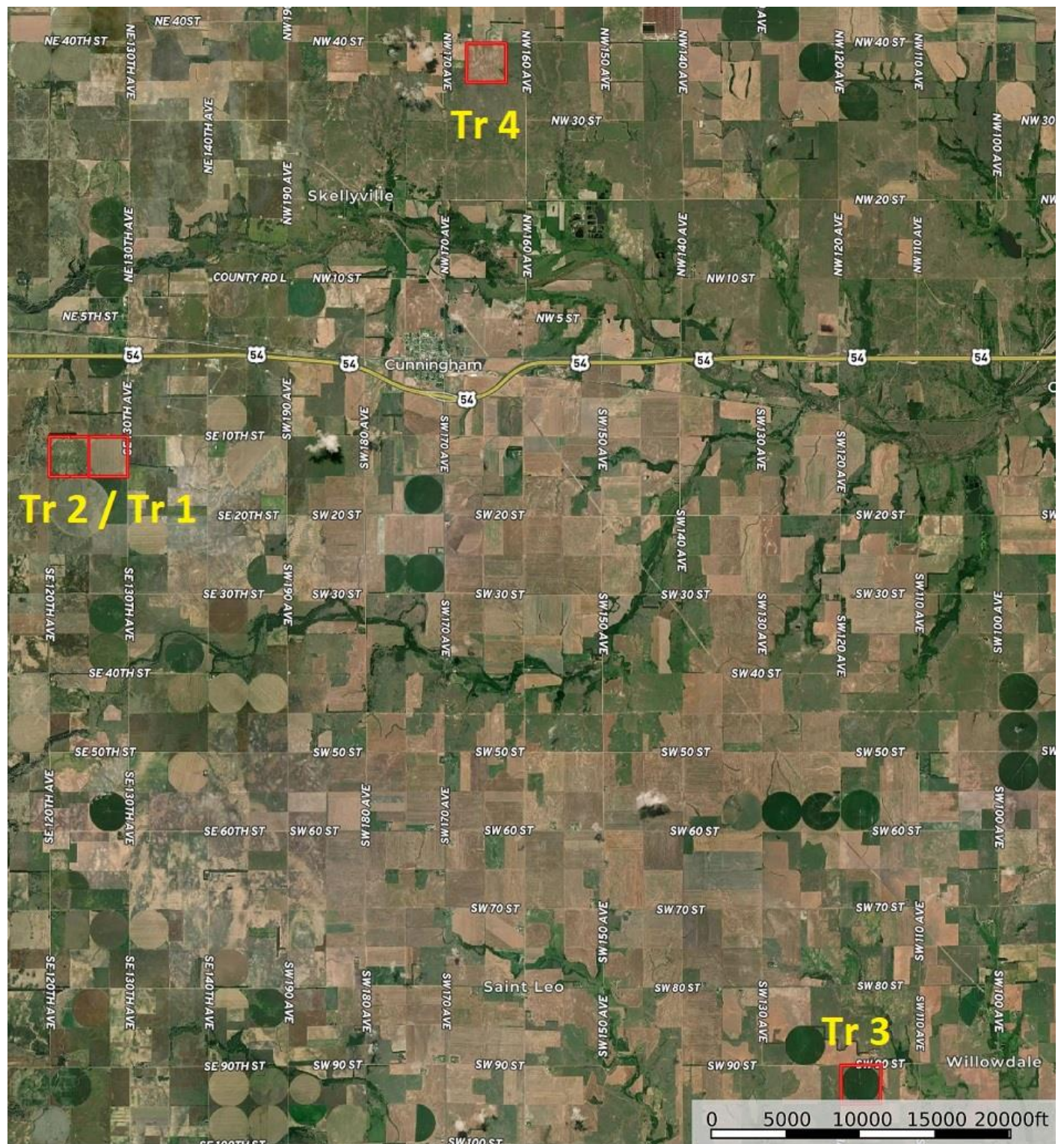
**Kevin Hamm**  
**(620) 770-2381**



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:** 2020 and any earlier taxes paid by the seller. 2021 Taxes shall be prorated to the date of closing.

2020 Taxes: **Tract 1** \$3,807.00+/-; **Tract 2** \$3413.88+/-; **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 10<sup>th</sup> St/Co Rd N. Land begins in SW corner of intersection. **Tract 3** - From Cunningham, travel south on SW 170<sup>th</sup> for 8 miles, go east on 80<sup>th</sup> for 4 miles, 1 south on 130<sup>th</sup>, then 1 east on 90<sup>th</sup>. Land begins in SE corner of intersection. **Tract 4** - From Cunningham, go North 4 miles on 170<sup>th</sup>, then ¼ mile east on 40<sup>th</sup>. Land begins on south side of road.

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

**Minerals:** Pass with the land to the Buyer