

157 +/- Acres Barber County KS Land

LAND AUCTION

Wednesday, December 29, 2021 Time: 1:30pm

Online, in Person and by Phone

SALE WILL BE HELD AT: Hamm Auction Center, 107 NE State Rd, Pratt, KS

Seller: Gene Blackwelder

Tract 1: Legal Description: NW4 of 2-30-11, Barber Co, KS. 82.53 Acres CRP, 73.71+/- Native Grass and Trees. **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 earlier taxes paid by the seller. 2022 Taxes to be paid by the Buyer. **2021 Taxes:** \$170.46. **FSA/CRP Payments:** 82.53 Acres of CRP @ \$49.67/Acre. CRP Expires 09-2022. 2021 FSA or CRP Payments remain with the Seller. 2022 FSA or CRP Payments shall pass to the Buyer. **Closing:** On or Before February 1, 2022, as seller is doing a 1031 Exchange. **Located** from Highway 42 at Isabel, travel East 3 miles on Highway 42. Land is in the SE corner of intersection. **Land sale is not subject to financing or appraisal. Possession:** On Closing. **Minerals:** Pass with the land to the Buyer.

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



107 NE State Rd 61
Pratt, KS 67124
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www.hammauction.com

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107 NE SR 61

Pratt, KS. 67124

