



# LAND AUCTION

Wednesday, February 16, 2022

SALE WILL BE HELD AT: Hamm Auction Center,

Pratt, KS | Time: 1:30pm

Seller: Betty Onstott Estate



**Tract 2**

**Tract 2** - SW4 1-27-12 Pratt Co - 148+/- of CRP (147.31 @ 31.45, exp 9/2030)



**Tract 1**

**Tract 1** - SE4 1-27-12 Pratt Co - 145-/+ acres with homestead (as is). 25+/- Acres of Native Grass and 117+/- Acres of CRP (112.97 @ \$49.64, exp 9/2023, 3.82 @ \$50.00 exp 9/2026).



**Tract 4**

**Tract 4** - NW4 12-27-12, Pratt Co - 151+/- acres of CRP (150.0 @ \$30.05, exp 9/2030)



**Tract 3**

**Tract 3** - NE4 of 12-27-12, Pratt Co - 143+/- acres. 58.21 Acres of Native Grass, balance in CRP (84.01 @ \$31.45, exp 9/2030)



107 NE SR 61  
Pratt, KS 67124

P (620) 672-6996  
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[www.hammauction.com](http://www.hammauction.com)

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

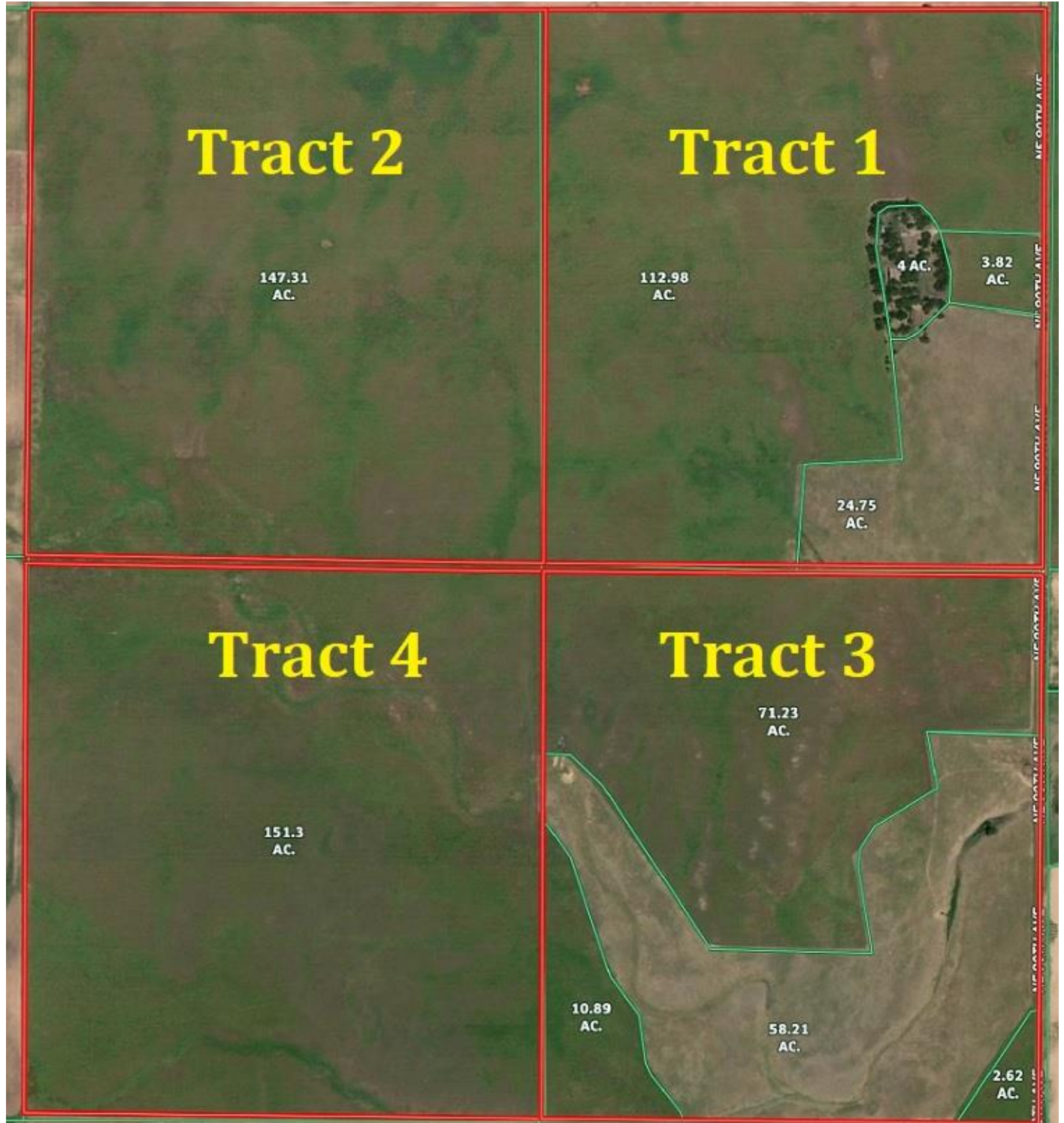
**Kevin Hamm**  
**(620) 770-2381**





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**Earnest Money:** \$10,000.00 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. 2022 Taxes paid by the buyer.

**2021 Taxes:** Tract 1 \$1,522.53; Tract 2 \$1,486.13; Tract 3 \$777.87; Tract 4 - \$1,414.40

**Closing:** On or Before March 31, 2022. Land sale is not subject to financing or appraisal.

**CRP Payments:** 2021 and prior remain with the seller. 2022 payment passes to the buyer.

**Located:** From KS-61 and NE 90<sup>th</sup> Ave, travel South on NE 90<sup>th</sup> Ave for 1 ¾ miles. Land begins on West side of road. All tracts lay together.

**Possession:** On Closing

**Easement:** An Easement will be filed for access to Tract 2 and Tract 4 (if needed).

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

**OnX Waypoint Map Location:** <https://huntsmarter.app.link/QVMkSNBSMmb>

**Buyer of Tract 1 will have the option of buying Tract 2, at the same price, to keep them together.**

**Buyer of Tract 3 will have the option of buying Tract 4, at the same price, to keep them together.**