

152 +/- Acres Pratt County, KS Land

LAND AUCTION

Wednesday, September 12, 2022, Time: 1:30 pm

Online, in Person, and by Phone

SALE WILL BE HELD AT: *Hamm Auction Center, 107 NE State Rd 61, Pratt, KS 67124*

Seller: Gary Watson, Robyn Beers & Justin Esser

Legal Description: S07, T27, R13, LOTS 3 & 4 & E/2 SW/4 LESS RD R/W. **Earnest Money:** \$20,000.00 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 shall be prorated. **FSA Payments:** 2022 FSA Payments remain with the Seller. 2023 FSA Payment pass to the Buyer. **Closing:** On or Before October 14, 2022. **Possession:** Fall soybean crop to remain with the seller. The buyer can take immediate possession of out ground with a letter of credit/funds from a bank and reimburse the seller for summer spraying. Can take possession of soybean acres following fall harvest. **Located** from Highway 281 and NW 30th St (By BTI), travel West 2 miles on NW 30th St, then 1 mile North on NW 20th Ave, the ½ mile West on NW 40th St. The land begins on the North side of the road and extends ½ to the west. **The land sale is not subject to financing or appraisal.**

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

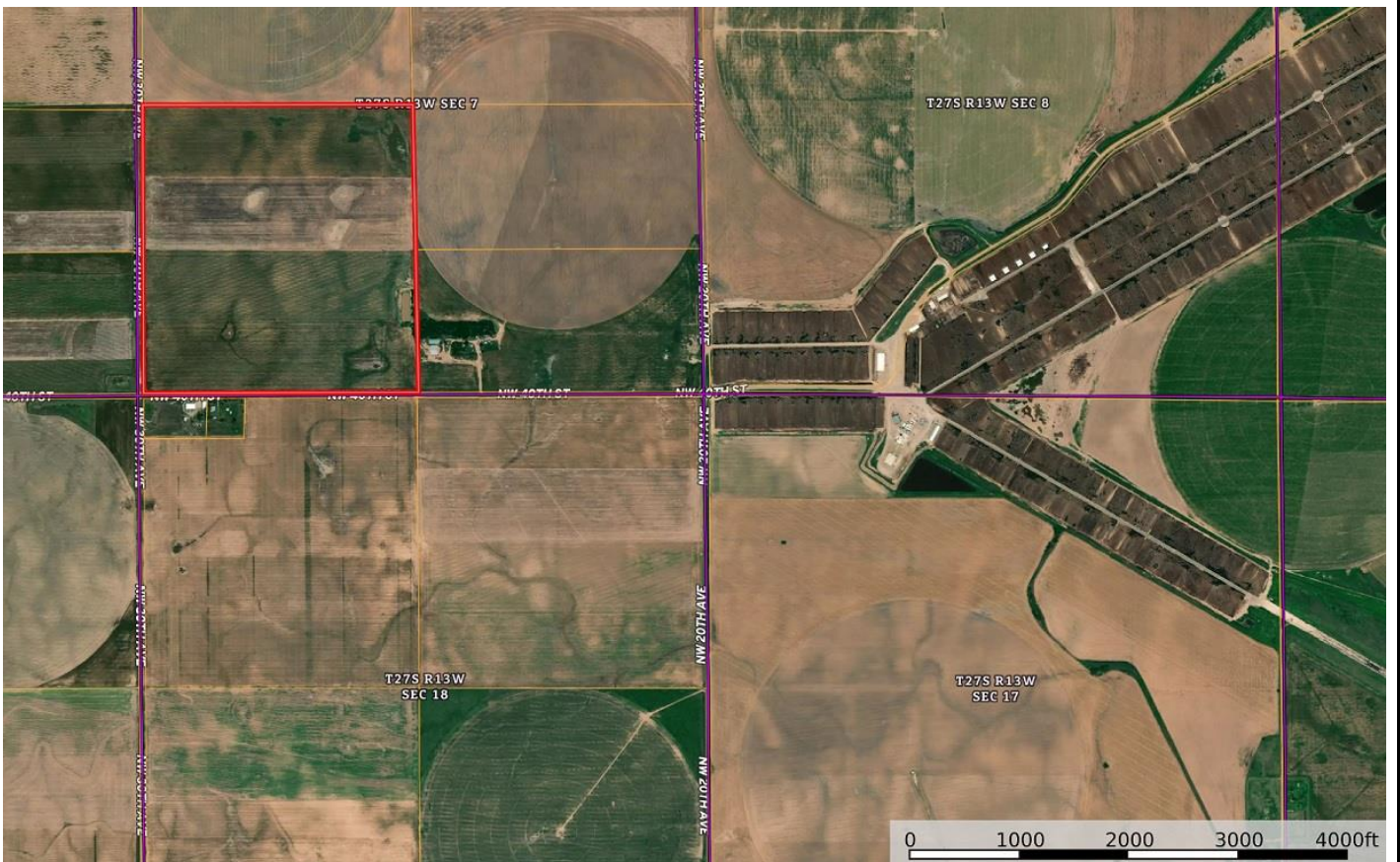
Cell: 620-770-2381



Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124



www.hammauction.com for more pictures and online bidding.