

162 +/- Acres Kiowa County, KS Land

LAND AUCTION

Wednesday, November 9, 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: Fred Johnson Trust

Legal Description: Tract 1 - S2 SE4 LESS A TRACT AND RD R/W SECTION 17 TOWNSHIP 28 RANGE 16. Tract 2 - W2 NE4 LESS RD R/W SECTION 21 TOWNSHIP 28 RANGE 17. **Money:** \$10,000.00 each on the day of sale, balance in Certified Funds on the Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; First American Title is the title company; **Taxes:** 2022 and any prior taxes paid by the seller. 2023 Taxes are to be paid by the buyer. **FSA Payments:** 2022 FSA Payments remain with the Seller. 2023 FSA Payment pass to the Buyer. **Minerals:** Reserved by the sellers, but can be purchased by the winning bidder for \$100.00/acre on top of the winning bid. **Closing:** On or Before December 16, 2022. **Possession:** Following the 2023 wheat harvest. Buyer receives 1/3 Crop Share of crop and will pay 1/3 share of expenses. **Located** From Haviland, one mile south on 51st Rd, then ½ mile east on J Rd. Land begins north of the road, just past the homestead. Tract two, just 5+/- miles west of tract one, on the south side of J Rd. **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.



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Pratt, KS 67124
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www.hammauction.com

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Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124



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