

236 +/- Acres Kingman County, KS Land

# LAND AUCTION

Monday, January 16, 2023 Time: 1:30 pm

Online ([www.hammauction.com](http://www.hammauction.com) Live Auctions) or in Person

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

Seller: Heirs of Norbert Grieving

**Legal Description:** The NE 4 & N2 SE4 of S15-T29-R10, 235.2 Acres, Kingman Co, KS

**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; Security First Title.

**Taxes:** 2023 and beyond to be paid for by the Buyer

**FSA Payments:** 2023 FSA Payment pass to the Buyer. **Minerals:** Pass with the land to the buyer.

**Closing:** On or Before February 28, 2022. **Possession:** Mar 2, 2023 and after wheat harvest.

**Located:** From St Leo, KS, go east 1 mile. The land begins in the SW corner of the intersection.

**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.



*This 236+/- acre tract includes 145.42+/- dryland acres and 89.95+/- acres of native grasses. Mostly all the tillable acres are good, Class 2 & 3 soils with 1-15% slopes. The high ground is terraced. The native grass is split into two sections. The NE section has a pond. The SW section has water that comes from a well at the old homestead. There are trees scattered around the SW native grass tract that provide shelter for wildlife and can be further developed for wildlife. This is a nice, diversified tract of land.*



**John Hamm**

Real Estate Broker/Auctioneer  
(620) 450-7481

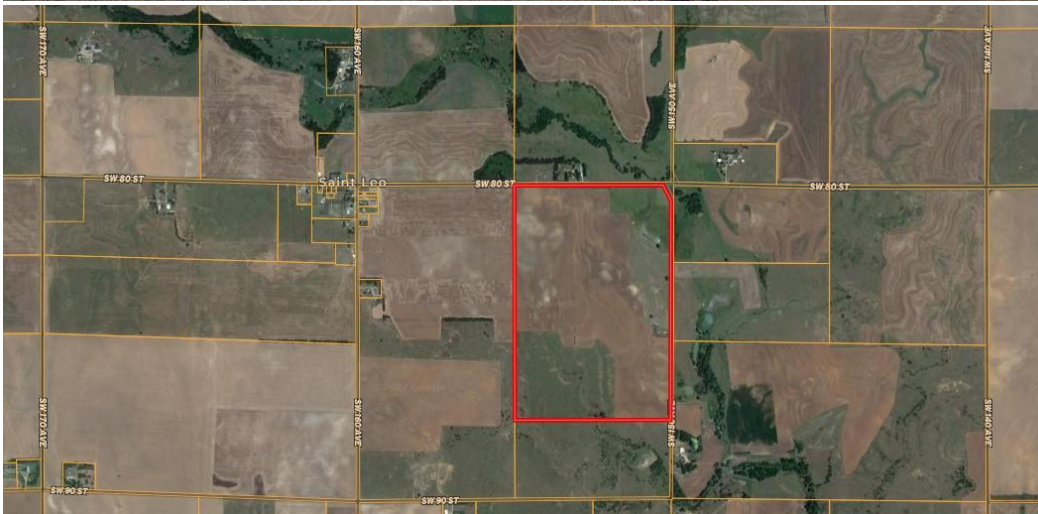
**Kevin Hamm**

Real Estate Agent  
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Hamm Auction and Real Estate, LLC.

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Pratt, KS. 67124



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