

312 +/- Acres Stafford County, KS Land Oil Production & Minerals

LAND AUCTION

Monday, February 6, 2023 Time: 1:30 pm

Online (www.hammauction.com Live Auctions) or in Person

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

Seller: Clark Living Trust

Tract 1 - Legal Description: The SE4 of S11-T25-R14, 154+/- Acres, Stafford Co, KS- SURFACE ONLY

Tract 2 - Legal Description: The SE4 of S11-T25-R14, 154+/- Acres, Stafford Co, KS- MINERALS 12.5% Royalty Interest – Producing Minerals approx. 6+/- BBPD. Knighton Oil is the Operator and owner of the oil equipment.

Tract 3 - Legal Description: The NE4 of S11-T25-R14, 158+/- Acres Stafford Co, KS – Surface & Minerals

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



This 312+/- acre tract includes mostly dryland and area of trees. This 1/2 section will be split into two 1/4 sections and sold separately. The producing minerals will also be sold separately. Mostly all the tillable acres are good, Class 3 & some Class 2 soils with 0-5% slopes. The land has been strip farmed and has been farmed well. Trees in the SE4 on the east side and SE corner that provide shelter for wildlife and can be further developed for wildlife. This is a nice, diversified tract of land.



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107 NE SR 61

Pratt, KS. 67124



FSA Payments: 2023 FSA Payment pass to the Buyer. **Minerals:** Pass with the land to the buyer (Tract 3). **Closing:** On or Before March 17, 2022. **Possession:** July 31, 2023 **Located:** From St John, KS, go south on Highway 281 to the US Highway 281 and the KS Highway 50 Intersection Round-a-bout. Continue south on US Highway 281 for 4 miles and turn west on SW 40th St. Go 4 miles west. The land begins in the SW corner of the intersection. **Earnest Money:** \$20,000.00 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:** 2023 and beyond to be paid for by the Buyer. **The land sale is not subject to financing or appraisal.**