

155 +/- Acres Pratt County, KS Land Oil Production & Minerals

LAND AUCTION

Monday, February 6, 2023 Time: 2:30 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: Ruth Stratford Land LLC

Tract 1 - Legal Description: S32, T26, R13, ACRES 154.7, SE/4 LESS A TR BEG 265 N & 20 W OF SE/C W 425 N 368 E 425 S 368 TO POB & LESS RD R/W Stafford Co, KS- **SURFACE ONLY**

Tract 2 - Legal Description: S32, T26, R13, ACRES 154.7, SE/4 LESS A TR BEG 265 N & 20 W OF SE/C W 425 N 368 E 425 S 368 TO POB & LESS RD R/W, Pratt Co, KS- **MINERALS 12.5% Royalty Interest** - Producing Minerals. RAMA Operating Co, Inc. is the Operator and owner of the oil equipment.

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



This 155+/- acre tract includes mostly Class 2 (80.29%) and Class 3 (17.71%) dryland farm ground and an area of trees that have strong wildlife influence. The producing minerals will also be sold separately. There is a 0.125000 Royalty Interest in the "Chance" lease to be sold. Mostly all the tillable acres are good, Class 3 & some Class 2 soils with 0-5% slopes. The land has been farmed well. Trees in the central part of the tract provide shelter for wildlife and can be further developed for wildlife. Whether you're looking for ag or mineral income or hunting property, this is a nice, diversified tract of land.



FSA Payments: 2023 FSA Payment pass to the Buyer. **Minerals:** To be sold separately, following the land surface. **Closing:** On or Before March 20, 2023. **Possession:** Upon Closing. **Located:** From Iuka, KS, go North on Highway 281 for ½ mile to NW 60th St. Turn West on NW 60th St and go West for 1 mile. The land begins in the NW corner of the intersection. The tract includes the ¼ section, minus the homestead. **Earnest Money:** \$20,000.00 on day of sale for tract 1 and \$10,000.00 for tract 2, 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.**

John Hamm

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Hamm Auction and Real Estate, LLC.

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