

605 +/- Acres Barber County, KS Ranch/Hunting Land



LAND AUCTION



OPEN HOUSE/GATE - Saturday, July 29, 2023, at the site

LIVE AUCTION - Wednesday, August 21, 2023, @ Time: 1:30 pm

Online (www.hammauction.com Live Auctions) or in Person @ Hamm Auction Center

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

Seller: Danny & Jean McKay Trust

Legal Description: S29, T30, R12, ACRES 559.7, N2 SEC SW4 & W2SE4 AND S28, T30, R12, ACRES 44.1, ALL THAT PART OF THE NW4NW4 & S2NW4 LYING WEST OF THE CENTER OF ELM CREEK LESS RD R/W Barber Co, KS *Yellow lines are for reference only and not necessarily the exact property line.*

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



This 605+/- acre tract includes Expired CRP, Native Grass, Trees, Natural Springs, Ponds, and a portion of Elm Creek! This property also has a private runway - 99KS - Elm Creek Farms Airport, and a 54' x 50' Hanger. NO incoming flights without approval. This property also has a 3-bedroom, 2-bathroom house with a barn, garage, and cattle pens. This tract of land has a strong wildlife influence, situated in Unit 16 in the heart of Barber Co, Kansas. Unit 16 is famed for its trophy Whitetail Deer. The property is secluded for optimal hunting, fishing, deer, Bobwhite Quail, grazing, and recreation.



Minerals: Convey with the land. **Closing:** On or Before September 29, 2023. **Possession:** Upon Closing. **Located:** Sawyer, KS, follow US Highway 282 south for 5 miles to Elm Mills Drive. Travel west for 1/2 mile to Mingona Rd. Follow Mingona Rd south for 2+ miles, then turn east and follow the road/path west for 1.65+/- miles to the beginning of the property. Follow the flags and respect private property and watch for cattle in the open grazing. **Earnest Money:** \$100,000.00 on the day of sale, and the balance in Certified Funds on the Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Slamal & Swayden Inc., Medicine Lodge, KS. **Taxes:** To be prorated to the date of closing. **The land sale is not subject to financing or appraisal.**

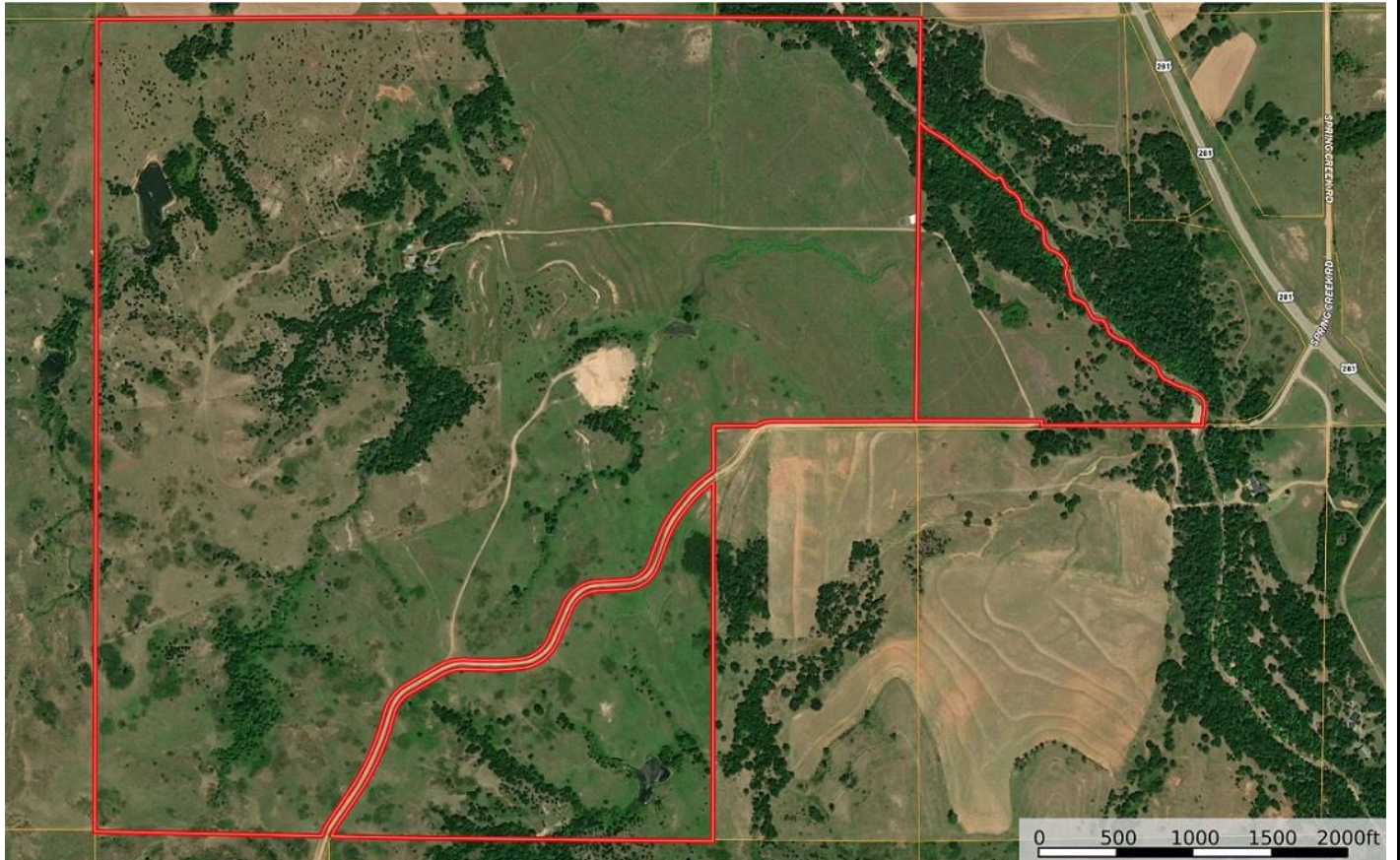
John Hamm
Real Estate Broker/Auctioneer
(620) 450-7481

Kevin Hamm
Real Estate Agent
(620) 770-2381

Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124



www.hammauction.com for more information and pictures!