

# 160 +/- Acres Kingman County, KS Land

# LAND AUCTION

Monday, July 15, 2024 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, Pratt, KS**

**Seller: L Henning, T Padfield, V Nichols, and W Miller**

**Legal Description:** NW4 of S29, T30, R9 Kingman Co, Kansas

**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:** 2024 and beyond to be prorated. **FSA Payments:** 2024 FSA Payment remains with the Seller.

**Minerals:** Pass with the land to the buyer. **Closing:** On or Before August 16, 2024. **Possession:** At closing or after closing with a bank letter. **Located:** From Nashville, KS, on St Rd 42, go east 6 miles to SW 120<sup>th</sup> Ave. Go south on SW 120<sup>th</sup> Ave for 2 miles. The land begins in the SE 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 160+/- acre tract includes 110 +/- dryland acres and 49 +/- acres of Native Grass with trees, a solar water well, and a runoff pond. Most tillable acres are good, Class 2 soils with 0-3% slopes. The homestead has a small house and multiple nice barns and sheds providing nice inside storage. The native grass runs through the middle of the quarter and is divided into two sections, connected in the middle at corners, making for easy rotation. This would make a nice pasture for some cows, bulls, or a few calves. There are trees scattered throughout the native grass area that provide shelter for wildlife and can be further developed. This is a nice, diversified tract of land.*



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