

80 +/- Acres Pratt County, KS Dryland

LAND AUCTION

Monday, October 21, 2024 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: Marilyn Browne Trust

Legal Description: S15, T28, R12, ACRES 79.3, E/2 SW/4 LESS RD R/W Pratt Co, KS

Earnest Money: \$10,000.00 on day of sale, balance in Certified Funds on Day of Closing. **Title**

Insurance & Escrow Agent Closing Fee: 50% Buyer, 50% Seller; First American Title. **Taxes:** 2024 and before to be paid for by the Seller - \$865.58 (2023). **FSA Payments:** 2025 FSA Payment (if any)

pass to the Buyer. **Minerals:** Pass with the land to the buyer. **Closing:** On or Before November 22, 2024.

Possession: Following the 2025 wheat harvest. **Located:** From the US 54 Highway, take SE 60th Ave south for 3 miles, then go east 1/4 mile on SE 30th St. The land begins on the north side of the road. **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 80+/- acre tract lies in the southeastern portion of Pratt County, KS. 57.63 % Class 2 Farnum and Funmar loams, 29.63% Class 2 Blanket Silt Loam, and the balance is Class 3 Clark Clay Loam. The tract lays well with 0-3% slopes and is terraced. The tenant will drill wheat this fall. 1/3 of this wheat crop will pass to the Buyer and the Buyer will pay for 1/3 of the fertilizer for the 2025 wheat crop.



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