

320 +/- Acres Pawnee Co, KS Irr. & Dryland

LAND AUCTION

Wednesday, October 9, 2024 Time: 1:30 pm

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

SALE WILL BE HELD AT: Body & Soul, 418 N Gilmore, Macksville, KS

Seller: Gayl Anthony Lee

Legal Descriptions: S12, T23, R15, SE4 (Tract 1) and SW4 (Tract 2) LESS Rd R/W, Pawnee Co, KS
Earnest Money: \$20,000.00 on day of sale (Each Tract), 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 be paid for by the Seller. Tract 1: \$4,012.84 and \$726.68 Mineral Tax. Tract 2: 929.00 (2023). **FSA Payments:** 2025 FSA Payment pass to the Buyer. **Minerals:** Pass with the land to the buyer. **Closing:** On or Before March 24, 2023. **Possession:** Upon Closing and after the wheat 2025 harvest. The Buyer receives 25% of the wheat with no expenses. **Located:** From Macksville, KS, go north 7 miles on NW 120th Ave. Then go East on East Rd for 2 miles. The land begins in the NE 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.



Tract 1 is a 160+/- acre tract and is irrigated. This tract lays well with all Class 2 soils and 0-3% slopes. The Valley 7000 8-Tower irrigation system was new in 2018 and the quarter has two water rights. **Water Rights: 33204, 32992**
130 Acres Authorized
185 Acre Feet
660 Gallons Per Minute
Mineral Production:
Currently Inactive.

Tract 2 is a 160 +/- dryland quarter directly west of Tract 1. This tract has all Class 2 soils and lays well with 0-3% slopes. Both tracts have blacktop access.



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

