

240 +/- Acres Kiowa County, KS Land

Dryland Land Auction

Wednesday, October 2, 2024, Time: 1:30 pm

SALE WILL BE HELD AT: Hamm Auction Center, Pratt, KS

Seller: Dwight Smitherman & Terry and Linda Clarkson Trust

Earnest Money: \$20,000.00 on the day of sale, balance in Certified Funds on the Day of Closing. **Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; First American Title is the title company; **Taxes:** 2024 and prior years paid by the seller. The Buyer shall pay 2025 Taxes and beyond. **FSA Payments:** All 2024 and prior years remain with the seller. All (Sellers Share, if any) 2025 payments pass to the buyer. **Closing:** On or Before November 4, 2024. **Possession:** Following the 2025 wheat harvest. **Located** From Haviland, KS, go 1 mile North 51st Ave. **The land sale is not subject to financing or appraisal.**

Soil Type: Mostly Class 3 Pratt and Attica loamy fine sand, 1 to 5 percent slopes.

Crop Share: Buyer to receive 1/3 of the 2025 wheat crop and pay 1/3 of the fertilizer expenses.

Legal Description: NE4 & N2 SE4 SECTION 06 TOWNSHIP 28 RANGE 16, LESS RD R/W, Kiowa County, KS

Minerals: Pass with the land to the buyer.

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



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