

630 +/- Acres Comanche County KS Land CRP/Minerals / Native Grass Land Auction

Wednesday, April 30, 2025, Time: 1:30 pm

SALE WILL BE HELD AT: Veterans Building, 215 E Main, Coldwater, KS

Earnest Money: \$25,000.00 on the day of the sale, balance in Certified Funds on the Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Meade County Title Co, Inc is the title company; **Taxes:** 2024 and prior years paid by the seller. The 2025 taxes are to be paid by the Buyer. **Closing and Possession:** On or Before May 30, 2025. The buyer will receive all MCF and/or all BBLs sold beginning June 1, 2025. The sellers receive all sales before closing. **Located** From the intersection of US Highway 160 and US Highway 183, north of Coldwater, go North 2 miles on US Highway 183 to Avenue F. The property begins in the NW corner of the intersection. **The land sale is not subject to financing or appraisal.**

Tract Legal Description: S25, T31, R19, ACRES 630+/-, All of Section LESS RD R/W, Comanche Co, Kansas - Owner: Proctor Family Trust

Minerals: Minerals Convey to the new owner. 0.1875 Royalty Interest in Producing minerals from Section 25 and Mineral Rights to the neighboring section in the N2 and SW4 of S26, T31, R19. 2024 Income **\$4,444.57**

CRP: All 2024 and prior year CRP Payments remain with the Seller. 2025 Payment passes to the Buyer. Buyer must comply with all CRP Rules and Regulations. The Buyer shall assume full responsibility for the CRP contract at closing and shall have the CRP contract transferred into the Buyer's name within 30 calendar days after closing. 297.87 Acres @ \$39.84. **\$11,868.00** each year. The Contract 2677 term is from 10-01-2021 to 09-30-2031.

Kansas Walk-In Hunting Contract: **\$3,200.00** per year, expiring May 31, 2026.

Closing & Possession: The buyer shall receive possession at Closing.

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



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