

240 +/- Acres Pratt County KS Land

Goodloe Dryland Auction

Wednesday, May 7, 2025, Time: 1:30 pm

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

Earnest Money: \$20,000.00 on the day of the sale for each tract, 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 2025 taxes will be prorated. **Closing and Possession:** On or Before June 9, 2025. **Located** From Pratt, go South 3 miles on US Highway 281 to SE 30th St. Then go 6 miles east on 30th. Tract 1 is in the SE corner and tract 2 is in the NE corner of the intersection. **The land sale is not subject to financing or appraisal.**

Tract 1 Legal Description: S22, T28, R12, ACRES 158.9, NW/4 LESS RD R/W Pratt Co, Kansas – Owner: Edna Goodloe Tr

Tract 2 Legal Description: S15, T28, R12, ACRES 79.6, W/2 SW/4 LESS RD R/W, Pratt Co, Kansas – Owner: James & Juanita Goodloe Tr

Minerals: All minerals are conveyed to the buyer at closing.

Possession: Following the 2025 wheat harvest.

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



107 NE State Rd 61
Pratt, KS 67124
(620) 672-6996

www.hammauction.com

John Hamm
Broker / Auctioneer
(620) 450-7481

Kevin Hamm
Sales Agent
(620) 770-2381

Hamm Auction and Real Estate, LLC.

107 NE SR 61

Pratt, KS. 67124

