

294 +/- Acres Pratt County KS Land Dryland / Native Grass Land Auction

Monday, April 28, 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 May 30, 2025. **Located** From Pratt, go North 1 mile on US Highway 281 to NW 10th St. Tract 1 begins in 1 ½ miles, and Tract 2 begins at 2 ¼ miles. Both tracts on the north side of NW 10th. **The land sale is not subject to financing or appraisal.**

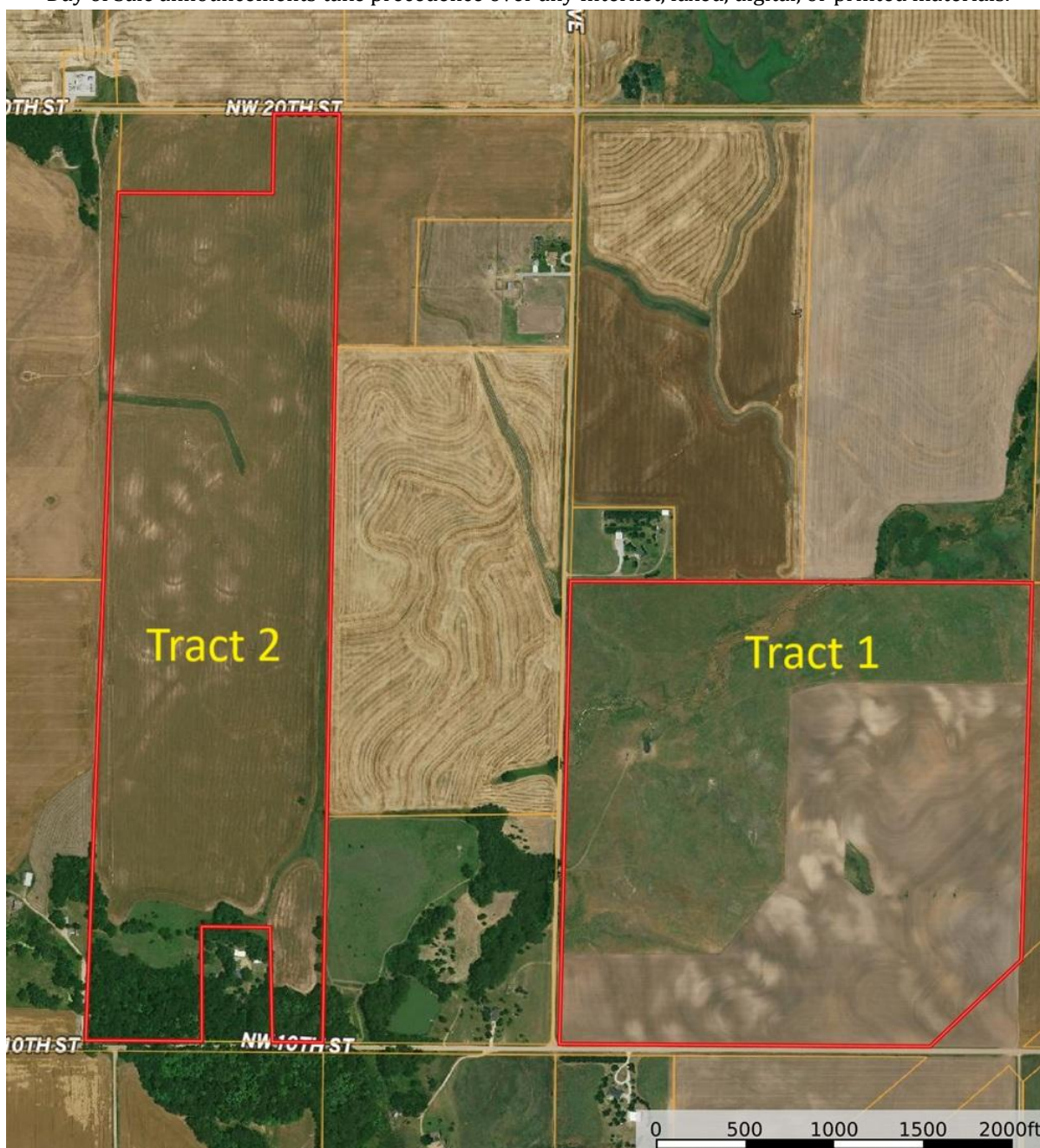
Tract 1 Legal Description: S29, T27, R13, ACRES 153.85, SW/4 LESS RD R/W, Pratt Co, Kansas - Owner: Proctor Family Trust

Tract 2 Legal Description: S30, T27, R13, ACRES 139.65, W/2 E/2 SEC LESS TRACTS LESS RD R/W, Pratt Co, Kansas - Owner: Kanza Coop

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

Possession: The termination will be effective March 1, 2026, except for the portion of the above-described property planted to a seeded grain crop, if any, and as to that portion, the termination is effective the day following harvest. The sellers receive the 2025 wheat harvest income. Native Grass cash rent goes to the Buyer.

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



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