

480 Acres Pratt County KS Crop Land

AUCTION

Feb. 18th, 2019

Time: 1:30pm

SALE WILL BE HELD AT HAMM AUCTION CENTER-107 NE STATE ROAD 61, PRATT KS

Sellers: David & Emily Lunghino

Following information applies to all tracts; **Possession on all 4 tracts:** Following 2019 wheat harvest on all planted acres and closing with the open ground. **Closing** on or Before March 18th; **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Pratt County Abstract is the title company; **Taxes:** 2019 Taxes Paid by Buyer, 2018 and any previous years paid by the Seller; **Minerals:** Seller retains all Executory Rights (all lease rights) and One Half (1/2) the minerals for a term of 15 years or under production (the longer of) and One Half (1/2) the lease bonus money and One Half (1/2) the royalty payments will be paid to the Buyer. **FSA Payments:** Any & All FSA payments (if any) on 2018 crops remain with the Seller; Any & All FSA payments (if any) on 2019 crops pass to the Buyer; Buyer to receive Seller's 1/3 share of 2019 wheat crop & pays 1/3 of 2019 wheat crop expenses;

Tract 1 will sell at 1:30pm: Legal Description: NW4 of 14-29-12 Pratt County KS. Located from Sawyer KS 4 mile East on 42 HWY then 1 1/2 mile North on SE 70th Ave. Dry Land; **Earnest Money Down on Sale Day: \$30,000.00**

Tract 2 Legal Description: E2 NE4 of 34-29-12 Pratt County KS. Located from Sawyer KS. 4 miles East on 42 HWY then 1 mile South on SE 70th Ave. Dryland. **Earnest Money Down Sale Day: \$15,000.00**

Tract 3 Legal Description: S2 SW4 of 35-29-12 Pratt County KS. Located from Sawyer KS. 4 miles East on 42 HWY then 1 3/4 mile South on SE 70th Ave. Dry Land. **Earnest Money Down Sale Day \$15,000.00.**

Tract 4 Legal Description: NW4 of 36-29-11 Pratt, County KS. Land Located from Isabel KS. 4 miles East on 42 HWY then 1/2 North on SE 140th Ave. **Earnest Money Down Sale Day \$30,000.00**

Announcements made Day of Sale 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/Auctioneer

Cell: 620-450-7481

Tract 1



Tract 2



Hamm Auction and RE
107 NE State Road 61
Pratt, KS. 67124

Tract 3



Tract 4

