

602+/- Acres of Pratt County KS. Land
POSTPONED UNTIL FURTHER
NOTICE!!!

Seller: Donald Grier Estate

Sale Date: March 25th, 2020

Time: 1:30 pm

Sale Site: Hamm Auction Center, 107 NE State Road 61, Pratt KS.

Open House: Monday March 9th, 2020 from 4:30 to 6:00 pm, Directions are 1 ¼ mile North of 54 HWY on Cairo Blacktop.

Tract 1: Legal Description: NE4 & N2SE4 of 30-21-11 Pratt County KS.

Land Description: All Pasture Land. Minerals pass to the buyer.

Tract 2: SE4 SE4 of 30-27-11 Pratt County KS.

Land Description: 40 +/- acres, including 2015 built home with 1711 sq. ft. (earth berm home), 2 bedroom, 1 ½ bath with a safe room, pond & wild life influence. Minerals pass to the buyer.

Tract 3: E2 NE4 & NE4 SE4 of 31-27-11, Pratt County KS.

Land Description: 122 +/- acres of land (dryland and grass land & Ninnescah River). Minerals pass to the buyer.

Tract 4. NW4NW4 of 32-27-11, Pratt County KS.

Land Description: 40 +/- acres of dryland & grassland & Ninnescah River. Minerals pass to the buyer.

Tract 5. W2 E2 of 06-28-11, Pratt County KS.

Land Description: 160 +/- acres of dryland, grassland, small house & machine shed. Northern Natural payment 2020 to the seller, 2021 to the buyer.

The Following applies to all Tracts:

Taxes: 2019 Taxes paid by the Seller. 2020 Taxes paid for by the Buyer. **Title Insurance & Escrow Agent Closing Fee:** Split 50% Buyer, 50% Seller, First American Title, 126 E.Third Street, Pratt KS. **Earnest Money:** \$10,000.00 Down Day of Sale. Balance in Certified Funds on Closing Day. **Closing:** On or Before April 30, 2020: **Possession:** All grass/pasture land on closing, cropland planted to wheat following 2020 wheat harvest. Fallow & out ground following 2020 fall crop harvest. Buyer receives 1/3 of the 2020 crop, pays 1/3 crop expenses.

Announcements made Day of Sale take precedence over any internet, faxed, digital or printed materials.

John Hamm/Auctioneer



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

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