

## 320 +/- Acres of Kiowa County Land

# AUCTION

**Date:** Mon. March 19<sup>th</sup>, 2018

**Time:** 1:30pm

**Sale Site:** Hamm Auction Center, 107 NE State Road 61, Pratt KS. 67124

**Land Located:** HWY 183 & 54, 13.4 miles South to "W" Road, then 1 ½ mi. East, 1 mi. South & ½ mi. East

**Owners:** Effie A. Johnson Heirs

### Tract 1 will sell at 1:30pm

**Legal Description:** NW4 of 34-30-18 Kiowa Co. KS. Surface Rights Only.

**Land Description:** Pasture, Grass, windmill. 154 +/- acres

**Earnest Money on Tract 1:** \$10,000.00 Down Day of Sale. Balance at Closing.

**Title Ins:** 50% Buyer; 50% Seller; **Escrow Agent Closing Fee:** 50% Buyer; 50% Seller;

**Title Company:** Pratt County Abstract; **Closing:** On or Before April 19<sup>th</sup>, 2018;

**Possession:** On Closing; **Taxes:** Prorated to Day of Closing;

### Tract 2 Mineral Interest Sells Immediately after Tract 1

**Legal Description:** NW 4 of 34-30-18 Kiowa Co. KS.

**Earnest Money on Tract 2:** \$1,000.00 (Currently has Production).

**Mineral Title Opinion:** Split 50% Buyer, 50% Seller; **Closing:** On or Before April 19<sup>th</sup>, 2018;

**Taxes:** Prorated to Day of Closing;

### Tract 3 Legal Description: SW4 of 27-30-18 Kiowa Co. KS. Surface Rights Only.

**Land Description:** Pasture, Grass windmill. 156 +/- acres

**Earnest Money on Tract 3:** \$10,000.00 Down Day of Sale. Balance at Closing.

**Title Ins:** 50% Buyer; 50% Seller; **Escrow Agent Closing Fee:** 50% Buyer; 50% Seller;

**Title Company:** Pratt County Abstract; **Closing:** On or Before April 19<sup>th</sup>, 2018;

**Possession:** On Closing; **Taxes:** Prorated to Day of Closing;

### Tract 4 Mineral Interest Sells Immediately after Tract 3:

**Legal Description:** SW4 of 27-30-18 Kiowa Co. KS.

**Earnest Money on Tract 4:** \$1,000.0

**Mineral Title Opinion:** Split 50% Buyer 50% Seller; **Closing:** On or Before April 19<sup>th</sup>, 2018;

**Taxes:** Prorated to Day of Closing;

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

### John Hamm/Auctioneer



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