

# 585 Acres Pratt County KS Irrigated & Crop Land

# AUCTION

Feb. 18th, 2019

Time: 11:00am

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

Sellers: S&T Farming LLC.

Following information applies to all tracts; **Possession on all 3 tracts:** Following 2019 Wheat harvest. Open Ground on Closing; Buyer to receive Landlord's cash rent for 2019; **Closing** on or Before March 18th; **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; First American Title is the title company; **Taxes:** 2019 Taxes Paid by Buyer, 2018 and any previous years paid by the Seller; **Minerals:** Sellers Mineral Rights pass 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;

**Tract 1: Legal Description:** S2 NE4 & N2 SE4 & S2 SE4 of 6-26-13 Pratt County KS. Located from Iuka 5 miles North and 2 miles West. Irrigated & Dry Land; 235 +/- acres; Water Right No. #5292 (03-16-1956); 240 Acres Authorized; Ninnescah River Subbasin; 219 Acre Feet of Water at 530 GPM; 130 Acres Irrigated; Irrigated system and diesel motor sell with the land. **Earnest Money Down on Sale Day:** \$25,000.00

**Tract 2 Legal Description:** Lots 1 & 2 of 6-26-15 Pratt County KS. Located from Hopewell KS. 1 mi North; Dryland. 190 +/- acres (Long Quarter) **Earnest Money Down Sale Day:** \$15,000.00

**Tract 3 Legal Description:** NW4 of 16-26-13 Pratt County KS. Located from Iuka KS. 4 miles North and 1 Mile West; Dry Land 160 +/- acres. There is an Active Mineral Lease on this property. **Earnest Money Down Sale Day** \$10,000.00.

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



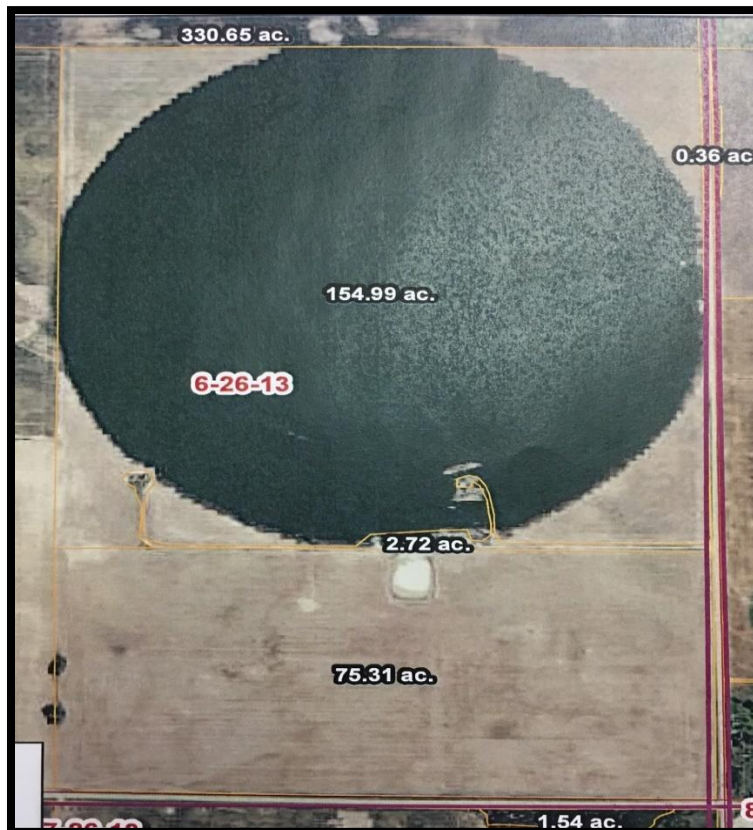
107 NE State Rd 61  
Pratt, KS 67124  
620-672-6996

[www.hammauction.com](http://www.hammauction.com)

**John Hamm/Auctioneer**

Cell: 620-450-7481

## Tract 1



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

Tract 2



Tract 3

