

240 +/- acres Irrigated Pratt County KS Land

AUCTION

Date: June 25th Time: 1:30pm

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

Seller: Heirs of Fred & Patricia Swisher Life Estate

Legal Description: The W2 NW4 & SW4 less RD, R/W in Section 10, Township 27, Range 14 Pratt County KS. **Land Located:** Go 4 mi. West of Pratt on HWY 54 to NW 50th Ave then go 4 mi. North to NW 40th Street then ½ mi. West. **Land Description:** 236.4+/- acres of Irrigated land in Pratt County. Irrigation system does not sell with the land.

Water Right: 5976-00; AF 263; 700 GPM; 198 acres irrigated.

Earnest Money: \$20,000.00 Down Day of Sale. Balance at Closing.

Mineral Rights: Pass to the Buyer; **Taxes:** 2018 taxes prorated to Day of Closing; **Possession:** At Closing or Early Possession made with Sellers approval & Bank Letter of Credit.

Title Insurance & Closing Agent Fee: 50% Buyer, 50% Seller, First American Title; **Closing:** On or Before July 30th, 2018.

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

John Hamm/Auctioneer



107 NE SR 61
Pratt, KS 67124

620-672-6996
Fax: 620-672-6999

www.hammauction.com



Hamm Auction and Real Estate

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Pratt, KS. 67124

