

# 80 Acres of Pratt County Land AUCTION

**Date:** MONDAY, March 24th

**Time:** 1:30PM

**SALE SITE:** HAMM AUCTION CENTER, 107 NE STATE ROAD 61 PRATT, KS.

**Land Located:** From Pratt go 10 miles East to Cairo Blacktop then 7 miles South & ½ Mile East. Watch for Signs.

**Legal Description:** E 2 of NW 4 of 8-29-11, Pratt County Kansas, 80 acres +/-

**FSA Information:** 78.72 Acres Cropland; **Base Acres**-50.2 **Wheat** 40.8 Acres. Direct Yield 29 Bu. CC 29 Bu; **Grain Sorghum** 4 Acres Direct Yield 39 Bu. CC 39 Bu; **Barley** 5.4 Acres Direct Yield; 40 Bu. CC 40 Bu.

**Minerals:** Mineral Rights Sell with the Land.

**Earnest Money:** \$10,000.00 Down Day of Sale; Balance at Closing

**Taxes:** 2013 \$336.76; 2014 Taxes Prorated to Date of Closing

**Title Insurance:** 50% Buyer; 50% Seller

**Closing Fee:** 50% Buyer; 50% Seller

**Closing:** On or Before April 24<sup>th</sup>, 2014

**Possession:** After Wheat Harvest of 2014

**Tenant Rights:** Buyer receives 1/3 of 2014 Wheat Harvest. Buyer pays 1/3 of costs associated with 2014 wheat crop.

**Seller:** Thomas & Mariam Holman

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