

160 Acres of Pratt County Land

Ninnescah Township

AUCTION

MONAY, SEPT. 16th

1:30PM

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

Land Located: Byers Ks. go 4 miles South on Blacktop, or from Hwy 54 turn North at Byers road go 5 ½ mi. North (Watch for Signs)

(Property does have a domestic water well. Pump belongs to the tenant)

Legal Description: SE 4 of 5-27-14, Pratt County Kansas, 160 acres +/-

FSA Information: 160.75 Acres Cropland:

81.50 Wheat Base Acres

67 acres Corn Base

30 bu. Yield Direct; 38 CCY

41 Yield Direct; 55 CCY

Minerals: Reserved by Seller

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

Taxes: 2012 \$657.70; 2013 Taxes Prorated to Date of Closing

Title Insurance: 50% Buyer; 50% Seller

Closing Fee: 50% Buyer; 50% Seller

Closing: On or Before Oct. 16th, 2013

Possession: Tenants Rights; Leased until August 2014; Following 2014 Wheat Harvest
Buyer to Receive \$4,180.80 At Closing, (For 2013-2014 Rent)

Seller: Margaret Ann Menish

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

John Hamm/Auctioneer

