

GF&A

LIVE & ONLINE

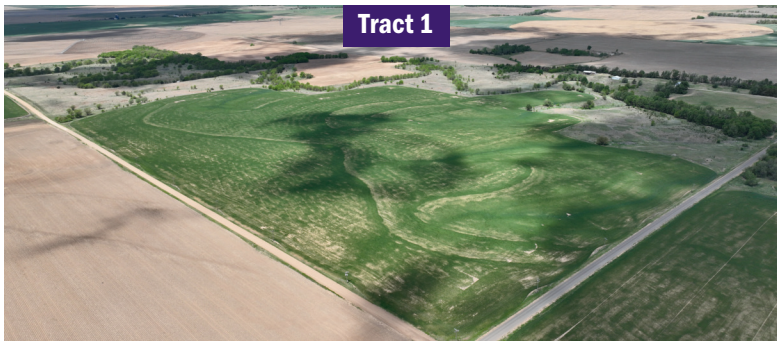
LAND AUCTION

255 ± ACRES, PRATT COUNTY, KS

Friday, June 7th, 2024 at 11:00 AM

LIVE LOCATION: Pratt Elks Lodge, 1103 W 5th St, Pratt, KS

Online Bidding: www.gavelroads.com



Tract 1



Tract 2

TRACT 1 Legal Description: Part of the SE ¼ of 32-27-14W in Pratt Co., KS (full legal description will be provided by Security 1st Title)

Location: From Pratt, KS, at the intersection of Highway 54 and 281, go 7 miles west to NW 70th St, then go north ½ mile and the property will be on the west side of the road.

Description: This 118 ± acre property showcases 100 tillable acres with rolling topography, presently cultivated with wheat, alongside 18 acres of grassland dotted with trees. It offers hunting opportunities and features blacktop frontage, with electricity readily available, making it an ideal choice for both farming and recreational use.

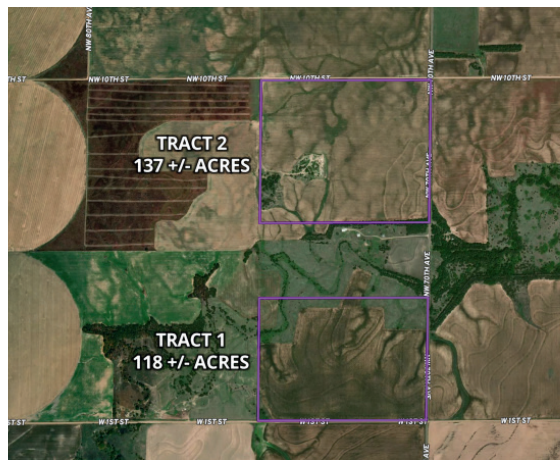
Possession: Possession will be after the 2024 wheat harvest. The seller will be reserving the 2024 wheat crop.

Taxes: \$986.59 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer. ½ of the minerals are reserved by another party.

Soils: 60% Class 2 including Farnum and Funmar loams, Saltcreek and Naron fine sandy loams, Ost clay loam, and Blanket silt loam; 20% Class 3 including Albion-Kaski complex and Naron fine sandy loam; 20% Class 6 including Case-Clark clay loams.

FSA Information: FSA states 118.21 acres of farmland with 99.77 acres of cropland. Wheat base acres 63.8 with 33 PLC Yield; Grain Sorghum base acres 13.5 with 41 PLC Yield; Corn base acres 17.4 with 102 PLC Yield.



TRACT 2 Legal Description: Part of the NE ¼ of 32-27-14W in Pratt Co., KS (full legal description to be provided by Security 1st Title)

Location: From Pratt, KS, at the intersection of Highway 54 and 281, go 7 miles West to NW 70th St, then go North 1 ½ miles and the property will be on the west side of the road.

Description: This 137 ± acre property features 124 tillable acres and 13 acres of grass with a tree-filled retired silica pit, ideal for wildlife. It offers blacktop frontage and available electricity, perfect for both farming and recreational use.

Possession: Possession will be upon closing. The buyer will receive 1/3rd share of the crop and be responsible for 1/3rd of the fertilizer, crop insurance, and chemicals.

Taxes: \$1,295.71 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer. ½ of the minerals are reserved by another party.

Soils: 64% Class 2 including Farnum and Funmar loams and Saltcreek and Naron fine sandy loams; 36% Class 3 including Hayes fine sandy loam, Albion-Kaski complex, Clark-Ost clay loams, and Clark clay loam.

FSA Information: FSA states 134.7 acres of farmland with 124.49 acres of cropland. Wheat base acres 83.40 with 33 PLC Yield; Grain Sorghum base acres 29.6 with 41 PLC Yield; Corn base acres 10.2 with 102 PLC Yield.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$15,000; Tract 2: \$15,000, with the balance due on or before July 8, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no buyer's premium.



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