

Auction 161+/- Acres of Level Farm Land Close to Pratt,
KS
00000
Pratt, KS 67124

161± Acres
Pratt County



Auction 161+/- Acres of Level Farm Land Close to Pratt, KS
Pratt, KS / Pratt County

SUMMARY

Address

00000

City, State Zip

Pratt, KS 67124

County

Pratt County

Type

Farms

Latitude / Longitude

37.597437 / -98.780567

Acreage

161

Property Website

<https://redcedarland.com/detail/auction-161-acres-of-level-farm-land-close-to-pratt-ks-pratt-kansas/86482/>



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PROPERTY DESCRIPTION

Auction - Prime Dryland Tillable Farm Ground in Pratt County, Kansas.

Auction Info: The auction will be held at the Red Cedar main office at 2 NE 10th Ave St. John, Kansas. The land auction will begin live at 11:00 am on Friday September 5th, 2025.

All buyers will have the option to bid live, online, or by the phone. [Click Here to Register for Online Bidding!](#)

Auctioneer Notes: Red Cedar Land Co. is honored to represent our sellers on this excellent dryland tract. This farm has something to offer for the investor, farmer, and even has homesite potential. **Legal Description:** 161+/- Acres in the NE4 of S19-T28S-R13W.

Driving Directions: From Pratt, Kansas take HWY-281 south for 2.5 miles to Southwest 30th St. Turn West on Southwest 30th St and go 2 miles. The property is on the southwest side of the intersection of Southwest 30th St. and Southwest 20th Ave.

2024 Taxes: \$1,451.13

Property Description: This is a unique opportunity to own an excellent tract of dryland farm ground in the heart of Kansas. This 161+/- acres offers class II silt loam soils across the entire tract. This allows you the opportunity to plant a variety of crops including, wheat, milo, corn, and even a soybean rotation on certain years. Easy access off of SW 20th ave makes the trips to the local elevator easy. The farm is being leased on a year to year share crop basis, and is selling subject to tenants rights as the tenants have not been terminated.

Pratt county has a well known waterfowl roost only 2.5 miles from the property. This tract you can expect to catch ducks and geese utilizing the area to feed moving south and west from the roost area. On wet years there is a small pond in the north west portion of the property that could hold water and increase the waterfowl traffic.

Sellers are to retain all mineral rights until 2035 at which time they will revert to the surface owner.

Auction Terms and Conditions: 10% earnest money down non-refundable day of sale on all real estate. Closing shall be with High Plains Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs shall be split 50/50 between sellers and buyers. All real estate shall be sold as where is with no warranties or guarantees. All real estate is selling subject to any easements. Real estate is not selling subject to any inspections or bank approval. **Mineral Rights - DO NOT transfer until 2035.** All boundary line maps are approximate. Real estate shall be sold with no disclosure statements. The Sellers have elected to have online, live, and phone bidding. Red Cedar Land Co. is representing the Seller as a Seller's Agent. The land is selling with Seller's confirmation on price. Winning bidders must enter into a purchase contract the day of the sale.

Any announcements made day of sale shall take precedence over any other advertised material.

Key Features:

All Class II soils

Excellent Yielding Farm Ground

4 Miles From Pratt

Great Migratory Bird Hunting

Mineral Rights Transfer to the Surface Owner in 2035

2.5 Miles From an Elevator



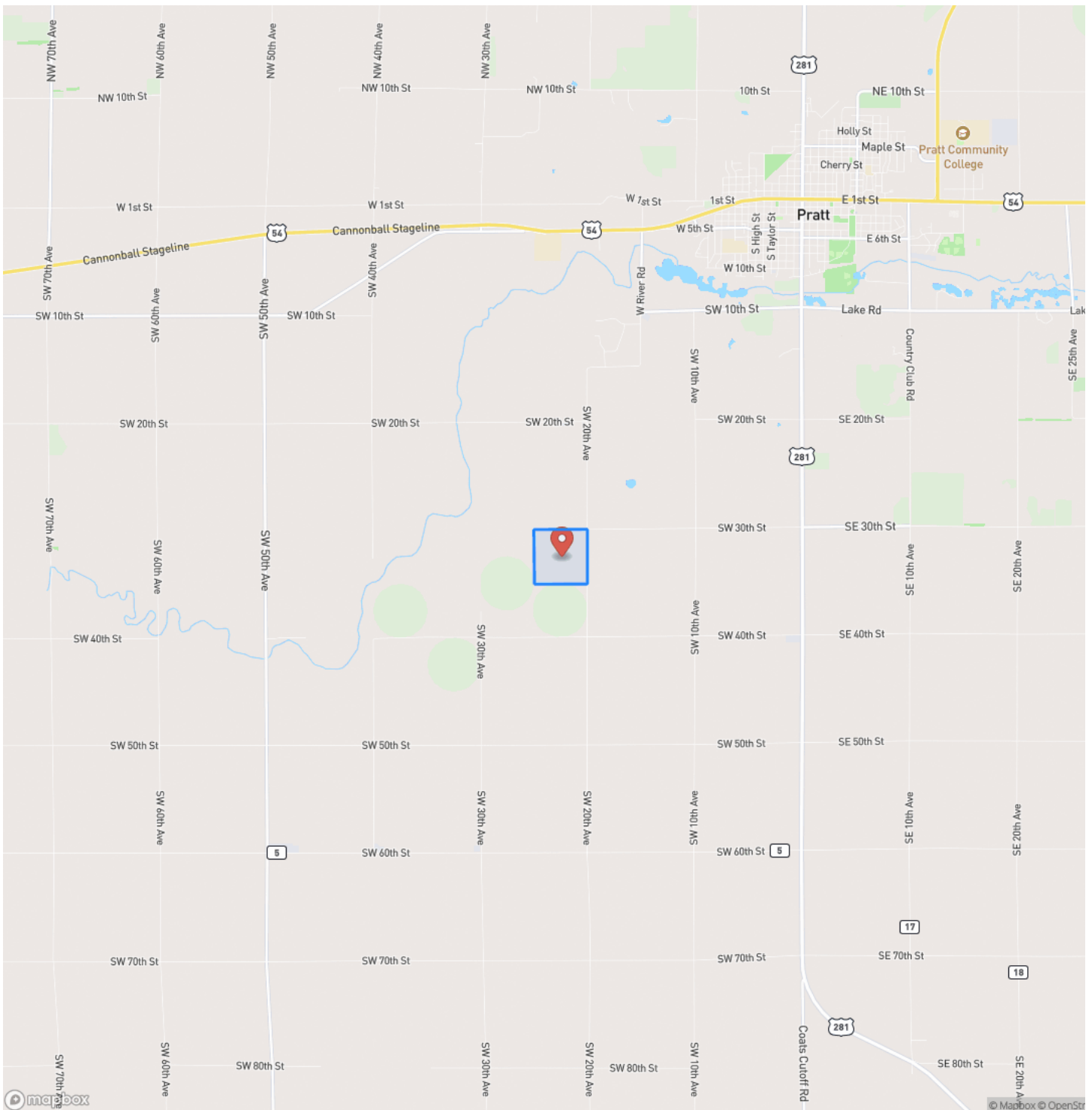


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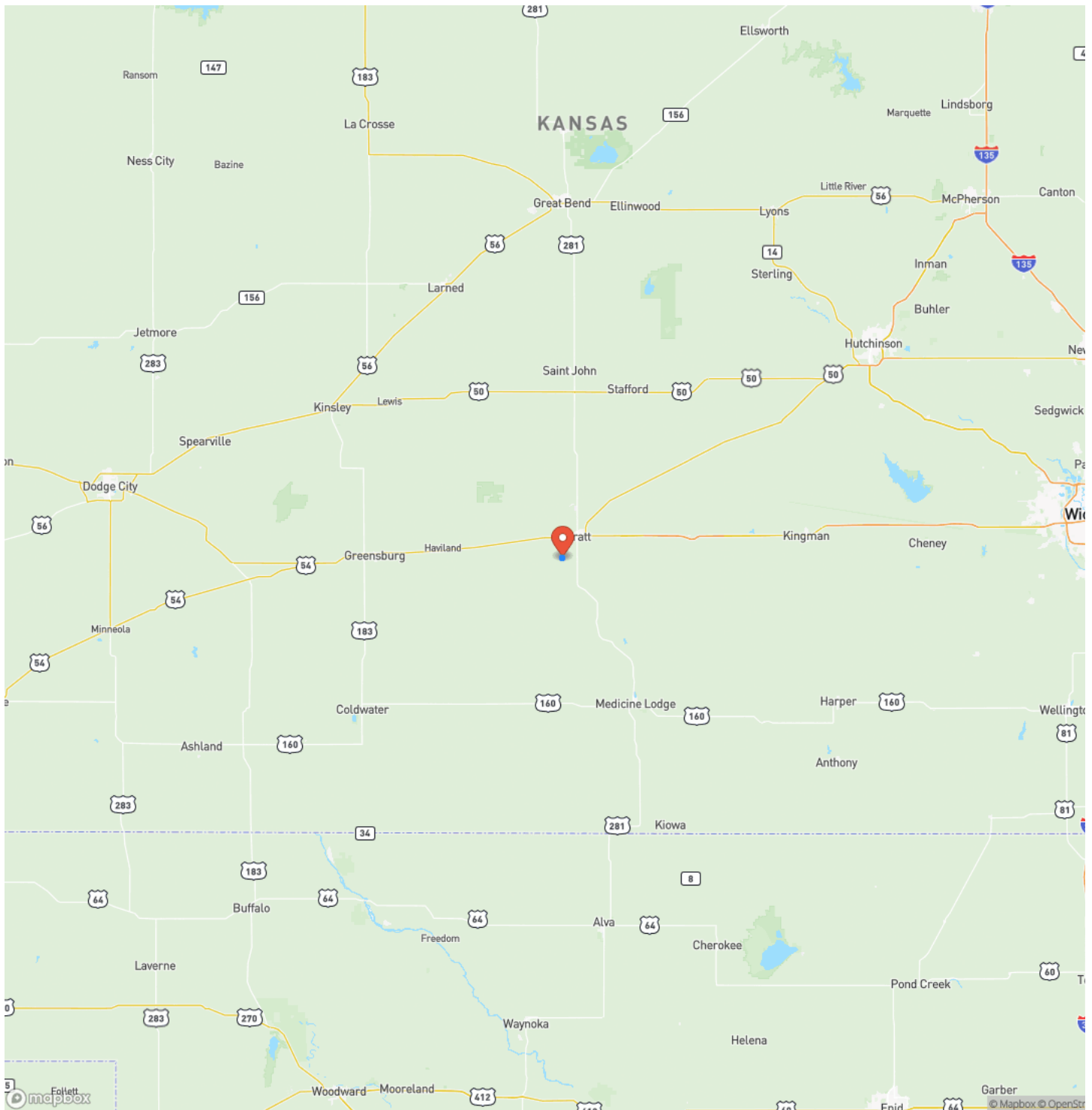
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Locator Map



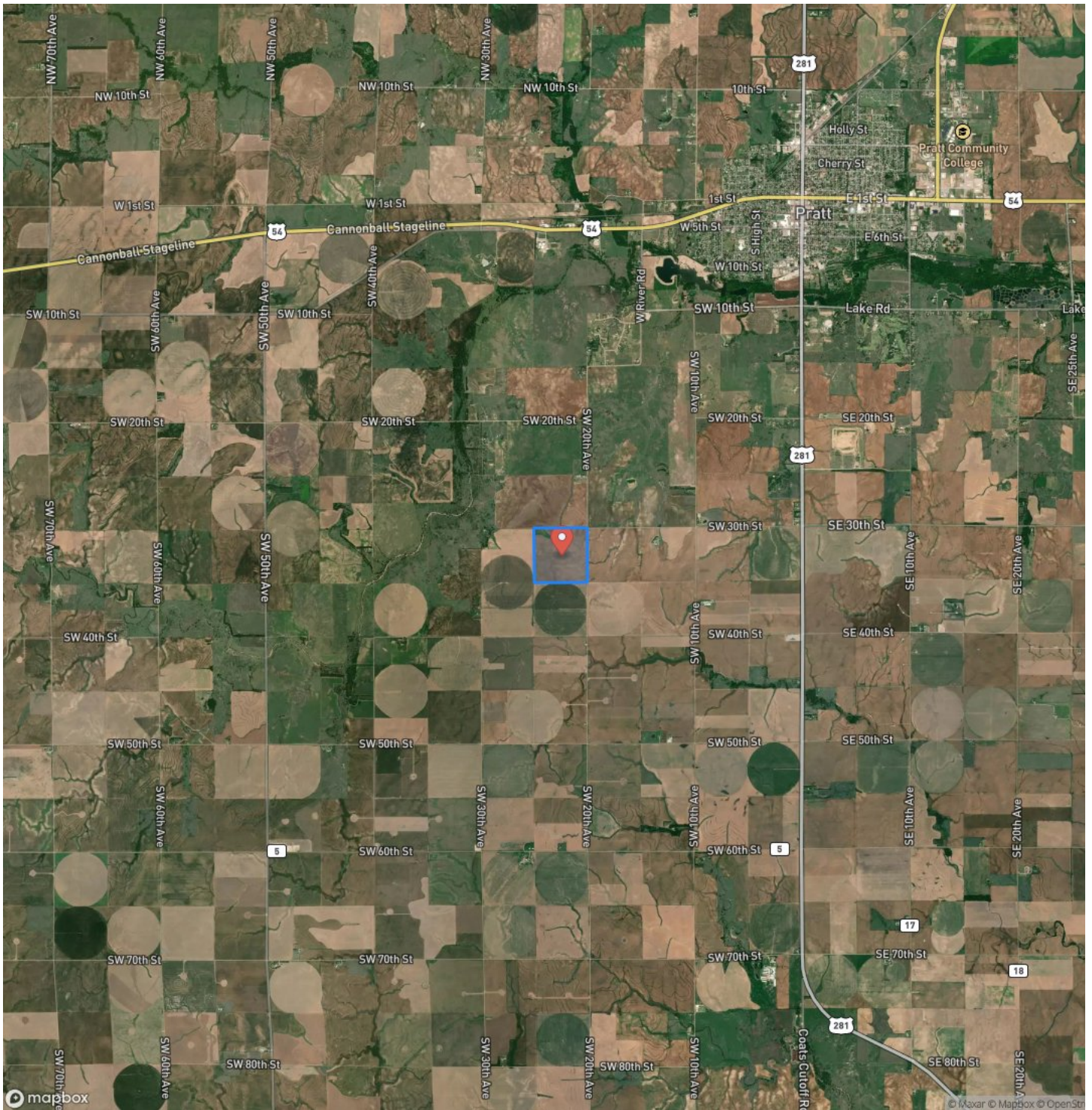
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Locator Map



Auction 161+/- Acres of Level Farm Land Close to Pratt, KS
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES

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redcedarland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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