

# LIVE & ONLINE • KINGMAN AND PRATT COUNTY, KANSAS LAND AUCTION

3 TRACTS • 314 +/- ACRES • 572 +/- ACRES • 155 +/- ACRES

**TUESDAY, MARCH 1, 2022 • 10:00 AM**

**Live Auction: Pratt Co. 4-H Building • 81 Lake Rd., Pratt, KS**

**Online bidding at [www.gavelroads.com](http://www.gavelroads.com).**

**Open House (all tracts): Saturday, Feb. 12th 1 PM - 3 PM**



**THREE PREMIER RECREATIONAL PROPERTIES -  
OUTSTANDING HUNTING GROUND!**

**SELLER: WALTER INNES PHILLIPS REVOCABLE TRUST**

## **TRACT 1 - 314 +/- ACRES - KINGMAN CO., KS • ABSOLUTE AUCTION**

**LEGAL DESCRIPTION:** West Half of 26-27-10W

**ADDRESS:** 14907 NW 20th St, Cunningham, KS 67035

**LOCATION:** From Cunningham, KS go north on NW 170 Ave for 2 miles. Go east on NW 20 St for 2 miles. Property lays to the south.

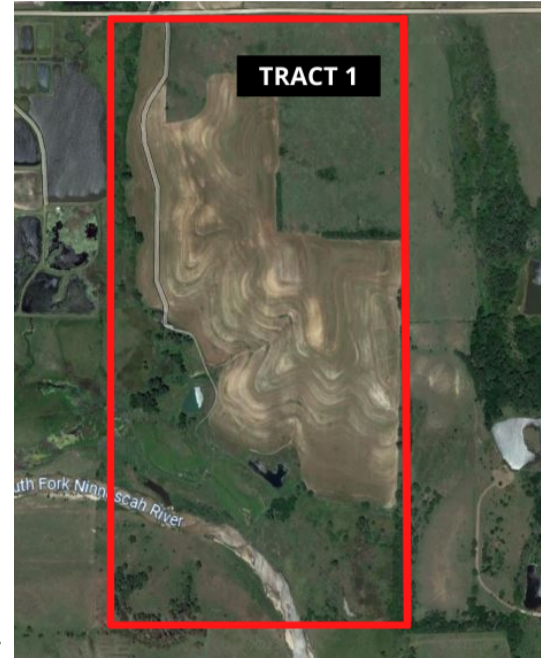
**DESCRIPTION:** Here is your opportunity to purchase an outstanding duck and goose hunting property. Just 60 miles from Wichita. 130.5 +/- acres of dryland cultivation with the balance to pasture and approximately 3/8 mile of Ninnescah River. There are two spring fed ponds that feed two waterfowl marshes. There is an 860 sq. ft. cabin with 3 bedrooms, 1 bath, and a 14' x 44' corrugated tin open faced shed with concrete floor. Electricity, water, and propane are available.

**TAXES:** 2021 - \$1,152.56 prorated to closing.

**MINERAL RIGHTS:** Seller's mineral interest will pass to the Buyer. A third party has 50% of the mineral interest reserved.

**POSSESSION:** Possession will be upon closing subject to a 1/3rd, 2/3rd crop share lease on the cultivated ground.

**TERMS:** \$50,000 down as earnest money due the day of the auction with the balance due on or before March 31, 2022.



## **TRACT 2 - 572 +/- ACRES - PRATT CO., KS • ABSOLUTE AUCTION**

**LEGAL DESCRIPTION:** Lots 3 & 4 of 01-26-13W, South Half of the Northwest Quarter and Southwest Quarter of 01-26-13W, Lot 1 and the South Half of the Northeast Quarter of 02-26-13W.

**LOCATION:** Go 12 miles north from the Junction of 54 Hwy & 281 Hwy at Pratt. Go east on NE 120 St (Pratt/Stafford Co. line) for 2 miles. Property lays to the south.

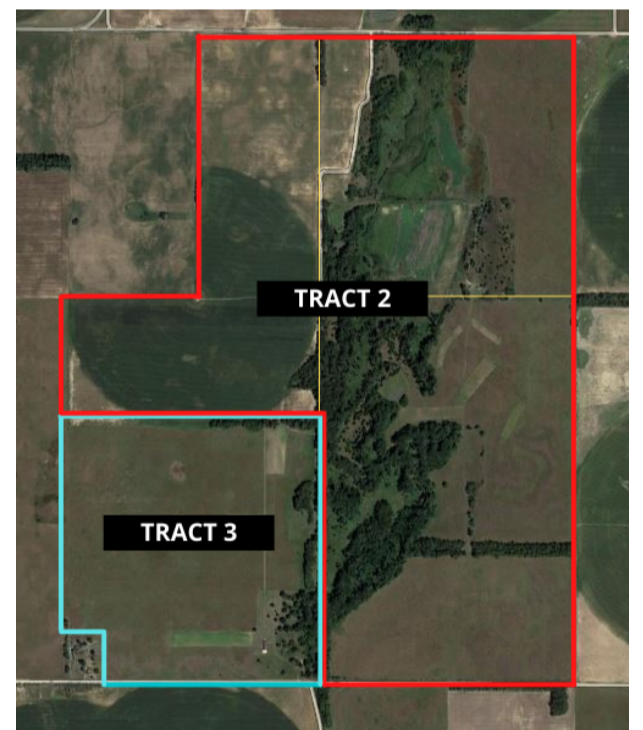
**DESCRIPTION:** Tractor Lake is an outstanding recreational property known for its incredible wildlife including waterfowl, deer, quail, and pheasant. It has it all, water, big trees, big grass, and only 10 minutes from the Pratt Airport. 102 acres are under a 2012 Valley irrigation pivot with a John Deere diesel motor. Tractor Lake marshes are approximately 40 acres. Water rights on the irrigation pivot are 113-acre feet. Water rights for waterfowl are 147-acre feet. The remaining acreage is heavy trees and pasture. There is a getaway cabin with 1 bedroom, 1 bath, kitchen, and living room all with tile flooring and vinyl siding. There is also a 14' x 20' open faced corrugated tin shed with a concrete floor. Electricity, water, and propane are available.

**TAXES:** 2021 - \$5,828.17 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will pass to the Buyer.

**POSSESSION:** Possession of property upon closing except for cultivation which will be upon wheat harvest. Current tenant agreement is an 80/20 crop share split. Buyer will receive 20% of the wheat crop and pay no expense except for property taxes.

**TERMS:** \$100,000 down as earnest money due the day of the auction with the balance due on or before March 31, 2022.



**SELLER: LANA S WARD TRUST**

## **TRACT 3 - 155 +/- ACRES - PRATT CO., KS**

**LEGAL DESCRIPTION:** Southeast Quarter of 02-26-13W, except a tract of land beginning at the Southwest corner of said Southeast Quarter; thence East 416'; thence North 416'; thence West 416'; thence South 416' to the point of beginning.

**ADDRESS:** 10518 NE 110th St, Iuka, KS 67066

**LOCATION:** Go 11 miles north from the Junction of Hwy 54 & Hwy 281 at Pratt to 110th St, turn east and go 1 3/4 miles to the property.

**DESCRIPTION:** 155 +/- acres with 136.69 acres of CRP with balance being in large trees, farmyard, several acres of food plots, solar-powered water well and grainery. CRP contract expires in 2036 with an annual payment of \$5,845.00. Excellent deer, turkey, and quail hunting. The 2013 barndominium consists of 1,500 sq. ft. with 2 bedrooms, 2 full baths, kitchen, dining room, living room, and storage/utility room. The master bedroom has a master bath with a walk-in shower and closet. The interior is finished with stained concrete flooring. It includes a 40' x 30' garage with concrete floors, storm shelter, and 2 overhead doors. Electricity, water, and propane are available.

**TAXES:** 2021 - \$3,470.93 prorated to closing.

**MINERAL RIGHTS:** Seller's mineral interest will pass to the Buyer. A third party has 10% of the mineral interest reserved until April 30, 2030.

**POSSESSION:** Possession will be upon closing.

**TERMS:** \$10,000 down as earnest money due the day of the auction with the balance due on or before March 31, 2022. Property is selling "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 the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made 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.



**GENE FRANCIS & ASSOCIATES**  
REAL ESTATE BROKERS & AUCTIONEERS

**Gene Francis, Broker & Auctioneer**  
(316) 641-3120 | [gene@genefrancis.com](mailto:gene@genefrancis.com)

**"A BID ABOVE THE REST!"**

For more information, please visit  
[www.genefrancis.com](http://www.genefrancis.com).

Property is selling in conjunction with:  
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