

TO SELL BY PRIVATE AUCTION
80 Acres (+/-) CRP Grass
Grant County, Kansas
BIDDING WILL NOT END PRIOR TO JUNE 21, 2016

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM

CONTACT US IF YOU HAVE LAND TO SELL, WE HAVE THE BUYERS



Jerry Stutzman
620-353-9411

CONTACT OUR OFFICE
FOR A FREE,
NO OBLIGATION
CONSULTATION.



Stutzman Realty & Auction LLC



Tobias Stutzman
620-952-1478

80 ACRES (+/-) CLOSE TO ULYSSES, KS

LEGAL DESCRIPTION: Surface and Water rights to N/2 of SW/4 of 5-29-36, Grant County, Kansas

DIRECTIONS FROM ULYSSES: 3 mile East on Highway 160 to Road N, Then 1/2 mile South to NW corner of property (signs posted)

MINERALS: None

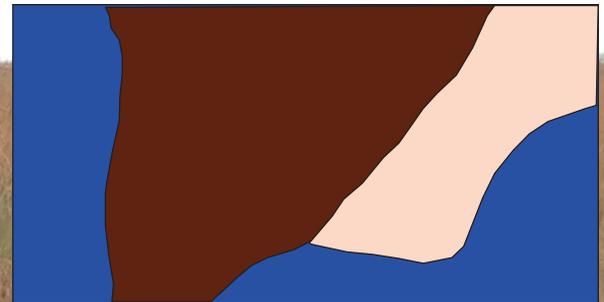
2015 TAXES: \$165.52

TENANT: None

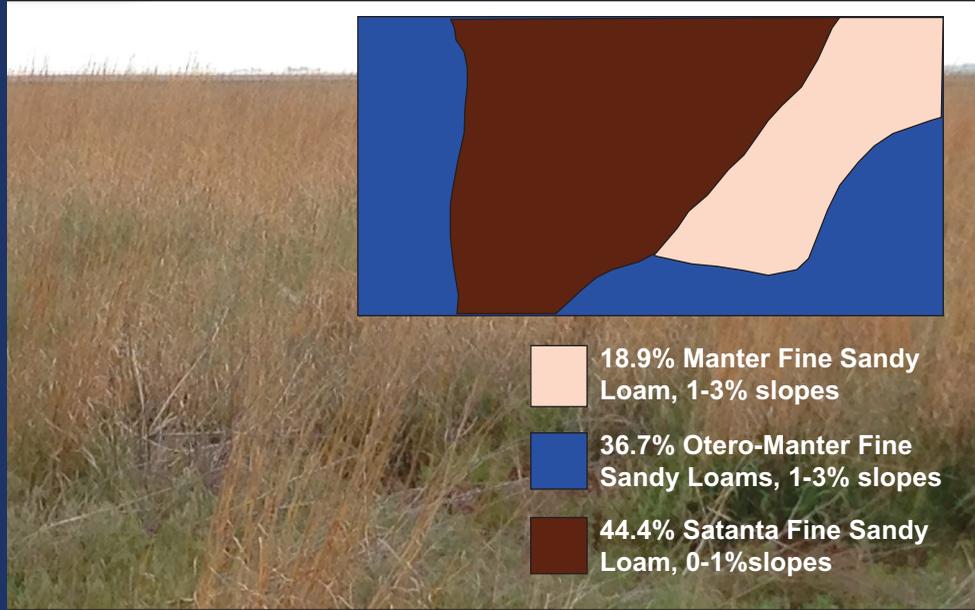
POSSESSION: Upon Closing

CRP INFO: Contract # 713C - Expires: 9-30-2017
Rate/Acre: \$31.98 per acre @ 76.42 acres
Total annual payment: \$2,444.00
The full payment due 9/30/16 will go to the New Buyer.

NOTE: Great opportunity to own a nice piece of grass close to Ulysses and just 1/2 mile off of Highway 160.



- 18.9% Manter Fine Sandy Loam, 1-3% slopes
- 36.7% Otero-Manter Fine Sandy Loams, 1-3% slopes
- 44.4% Satanta Fine Sandy Loam, 0-1% slopes



TERMS: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with Frazee Abstract & Title, Ulysses, Kansas as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Settlement will occur on or before July 21, 2016. Announcements during sale take precedence over published information. Selling subject to owners confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.

NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, acreages, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.