

310(+/-) Auction Acres Irrigated Farmland & Minerals* Stafford County, Kansas



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

**BIDDING WILL NOT END PRIOR TO
APRIL 25, 2017**



310 +/- Acres Irrigated Farmland and Minerals* offered in one tract.

DESCRIPTION: 310+/- Acre Tract of Irrigated Farmland located in Western Stafford County, KS. The property has excellent crop production history. The property is situated with contoured drainage from the NW to the SE, a 4 wire cattle-tight fence and windmill/livestock well.

LEGAL: E/2 of 16-24S-14W Richland Township, Stafford County, KS.

DIRECTIONS: From Macksville, KS: East on HWY 50 for 6 miles to SW 60 Ave. (SE corner of property begins)(Signs posted). **OR** From US HWY 50 and HWY 281: West on HWY 50 for 6 miles to SW 60 Ave. (SE corner of property begins)(Signs posted).

NE/4 OF 16-24-14

7-TOWER 2007 REINKE SN: 0607-037860 w/ 392 International Engine fueled by Natural Gas. Randolph Gearhead.

WATER FILE # 38722 - Authorized 150 Acres, Authorized 110 Acre Ft, Authorized Rate of 665 gpm, Well Depth 95 ft, Static Water level at 35 Ft

SE/4 OF 16-24-14

7-TOWER 2007 REINKE SN: 0507-C37855 w/ 392 International Engine fueled by Natural Gas. Randolph Gearhead.

WATER FILE #38727-00 - Authorized 160 Acres, Authorized 120 Acre Ft, Authorized Rate of 550 gpm, Well Depth 96 ft, Static Water level at 29 Ft.
WATER FILE # 38771-00 - Authorized 160 Acres, Authorized 176 Acre Ft, Authorized Rate of 875 gpm, Well depth 109 ft, Static Water level at 44 Ft.

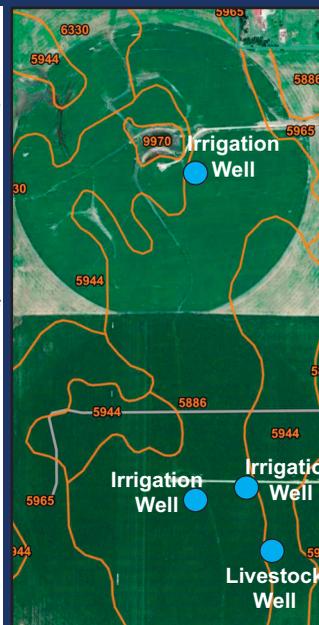
MINERALS: *Any and all of seller's interests shall be included and transfer upon the Seller's death.

2016 TAXES: \$5,258.02

CROPS: 2017 Corn

POSSESSION: After 2017 Corn Harvest, unless other arrangements are made with the Buyer.

NOTE: Private Auction, Bid by Phone. Call to inquire or place bid.
(620) 356-1954



44.6% Farnum & Funmar loams, 0-1% slopes
30.7% Saltcreek & Naron fine sandy loams, 1-3% slps
17.4% Tablar loam, 0-1% slopes
6.4% Carwile fine sandy loam, 0-1% slopes
0.9% Aquolls

FSA INFORMATION:

CROP	BASE ACERAGE	DIRECT YIELD
Wheat	7.38	48
Corn	261.3	146
Soybeans	35.8	45
Base Total	304.48	

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 Taylor Abstract, Larned, KS 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 May 25, 2017. Announcements during sale take precedence over published information. 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.