

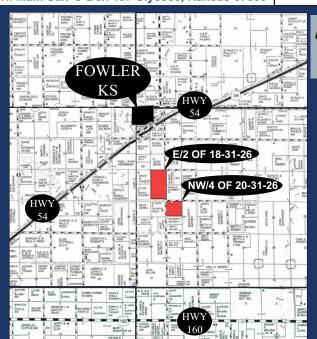
NATION WIDE COVERAGE

Stutzman Realty & Auction LLC

Luction

Agricultural Commercial

212 N. Main St./PO Box 487 Ulysses, Kansas 67880

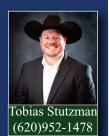


465+/- Acres Dryland Farmground & Mineral Rights **Meade County, Kansas**



CALL NOW TO BID (620) 356-1954

WWW.STUTZMANREALTY.COM



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

WILL NOT END PRIOR TO May 23, 2017

CONTACT OUR OFFICE FOR A FREE, NO OBLIGATION CONSULTATION.

MEADE COUNTY, KS - PRIVATE AUCTION 465 +/- Acres of Dryland Farmground & Mineral Rights offered in one tract.

DIRECTIONS: FROM FOWLER, KS: At intersection of HWY 54 and CR 27: 1 ½ Miles south on CR 27. (NE corner of property begins). (Signs are posted).

FROM MEADE, KS: 8 Miles East on HWY 160 to CR 27, then 4 Miles North (Signs are

E/2 OF 18-31-26, Meade County, KS

315 +/- ACRES – All of Seller's Surface, Water & Mineral Right Interests to and in the E/2 of 18-31-26 Meade County, KS

TAXES 2016: \$747.92

TENANT: Dale Weber. Lease is expired upon 2017 wheat harvest.

WINERALS: Intact. Non-Producing

CROPS: 144+/- Acres Growing Wheat, 131+/- Acres, Summer Fallow and 45+/- Acres

POSSESSION: Open ground will be immediate and upon closing. Ground with 2017 Growing Wheat will be upon closing and after 2017 wheat harvest or August 1, 2017, whichever comes first.

FSA INFO: **CROP BASE ACREAGE PLC YIELD** WHEAT:

NW/4 OF 20-31-26, Meade County, KS

150 +/- ACRES - All of the Seller's Surface, Water & Mineral Right Interests to and in the NW/4 of 20-31-26 Meade County, KS

TAXES 2016: \$738.60

TENANT: Dale Weber. Lease is expired upon 2017 wheat harvest.

MINERALS: Intact. Non-Producing

CROPS: 24+/- Acres Growing Wheat, 126+/- Acres Summer Fallow.

POSSESSION: Open ground will be immediate and upon closing. Ground with 2017 Growing Wheat will be upon closing and after 2017 wheat harvest or August 1, 2017,

whichever comes first.

FSA INFO: **CROP** WHFAT.

BASE ACREAGE 74.85

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

















667 1.3% Manter fine sandy loam, 0-1% slopes

2375 0.6% Roxbury silt loam, rarely flooded

2612 14.0% Harney silt Ioam, 0-1% slopes

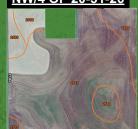
10.6% Harney silt loam, 1-3% slopes 2688 26.4% Mansic clay loam, 0-1% slopes

2689 23.4% Mansic clay loam, 1-3% slopes

2710 17.0% Missler silty clay loam, 0-1% slopes

2711 6.8% Missler silty clay loam, 1-6% slopes

NW/4 OF 20-31-26



2612 74.6% Harney silt loam, 0-1% slopes 5.4% Mansic clay loam, 0-1% slopes

18.5% Mansic clay loam, 1-3% slopes 2715 1.5% Ness silty clay

FERMS: 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 Meade County Title as escrow and closing agent. Seller and Buyer vill 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 June 23, 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 buvers 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.

BIDDING WILL NOT END PRIOR TO MAY 23,