



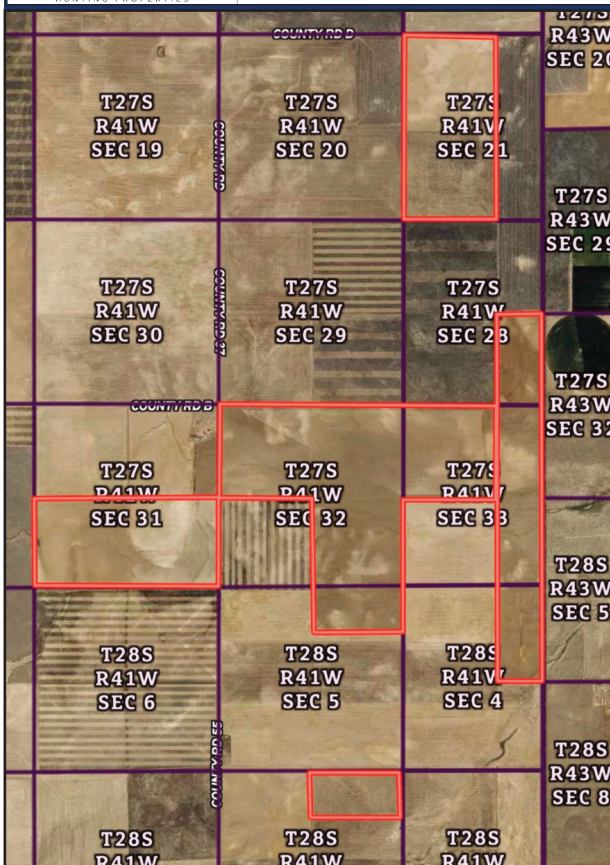
NATION WIDE COVERAGE

STUTZMAN REALTY  
& AUCTION LLC

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

PRIVATE  
Auction

1,760  
Acres



Available in Five Tracts  
**DRYLAND FARM GROUND AND MINERAL RIGHTS**  
Prowers & Baca County, Colorado

Contact United Country Stutzman Realty & Auction to inquire and bid on these five (5) individual tracts of dryland farm ground and mineral interest.

This offering is available by Private Auction, Bid by telephone, Bid by May 12, 2020.  
To learn about the bidding process, learn the high bid, or to place a bid, call  
Jerry Stutzman at office (620)356-1954 or mobile (620)952-1478.

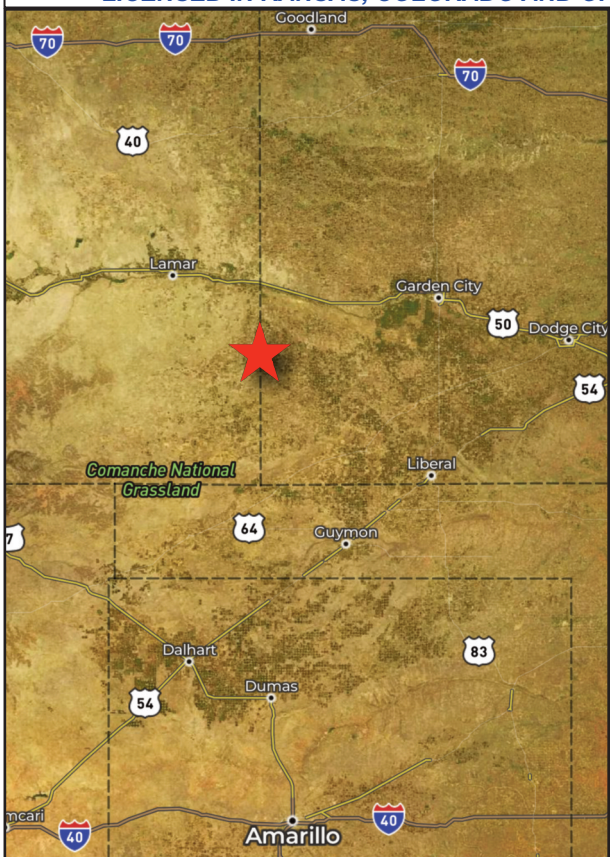
**CALL NOW TO BID**  
**(620) 356-1954**

**BIDDING WILL NOT END PRIOR TO MAY 12, 2020**



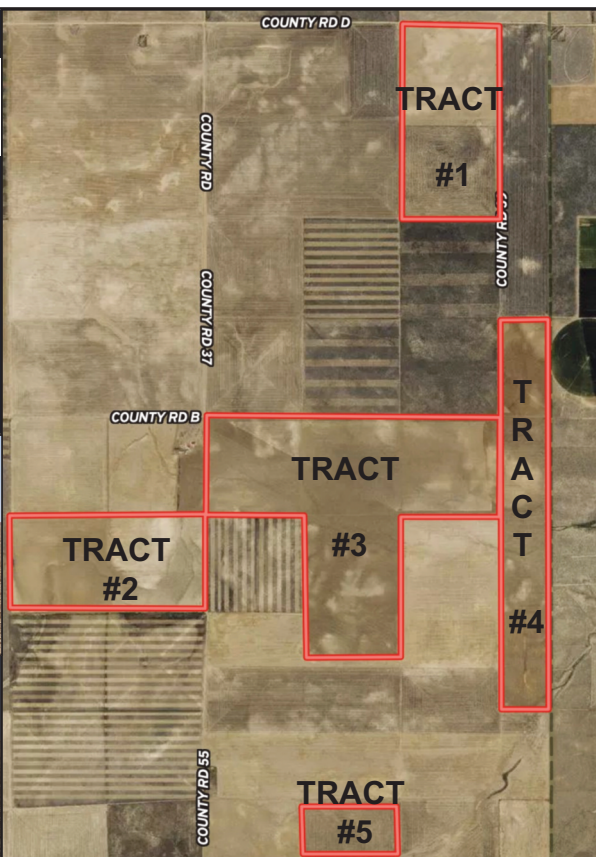
Jerry Stutzman  
(620)952-1478

**LICENSED IN KANSAS, COLORADO AND OKLAHOMA**



**CALL NOW TO BID**  
**(620) 356-1954**

**BIDDING WILL NOT  
END PRIOR TO  
MAY 12, 2020**



**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 Bison Title Company, 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 June 11, 2020. 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. Property is selling subject to the owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.