



***BIDDING WILL NOT END PRIOR TO
APRIL 11, 2017***

DESCRIPTION: 320 +/- AUCTION ACRES OF DRYLAND FARMGROUND. GOOD, LEVEL FARMLAND OPEN AND READY FOR IMMEDIATE POSSESSION AT CLOSING.

LEGAL: Surface Rights only to and in the W/2 of Section 23, Township 27, Range 35W Grant County, KS

2016 TAXES: \$525.32

DIRECTIONS: From Ulysses, KS: HWY 160 West 13 miles to CR V, North 8 miles on CR V, then East 1 mile on CR 5. (SW Corner of Property Begins) (Signs Posted).

MINERALS: None

CROPS: None

POSSESSION: Upon closing

TENANT FARMER: None

FSA INFORMATION:

CROP	BASE ACREAGE	PLC YIELD
WHEAT	154.3	44
CORN	62.5	214
GRAIN SORGHUM	7.9	60

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



Jerry Stutzman
620-353-9411

CALL NOW TO BID!
(620) 356-1954

WWW.STUTZMANREALTY.COM



Tobias Stutzman
620-952-1478

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



**2.3% Goshen silt loam,
rarely flooded**

**56.5% Ulysses silt loam,
0-1% slopes**

41.2% Ulysses silt loam,
1-3% slopes

**CONTACT OUR OFFICE FOR A FREE,
NO OBLIGATION CONSULTATION.**

TERMS: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction, LLC 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 and Title, Inc. 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 11, 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.