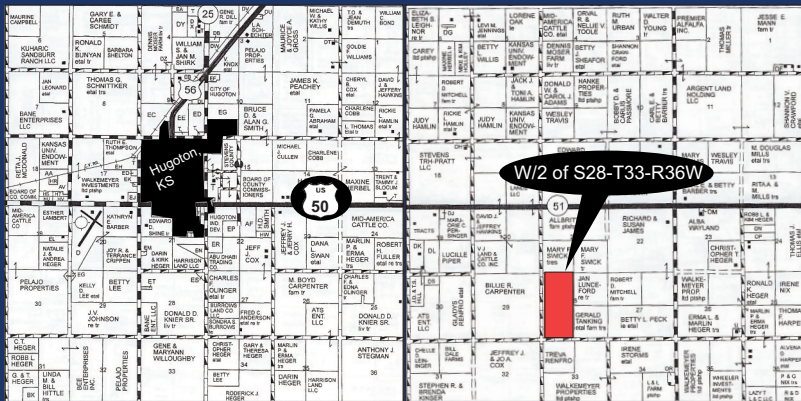


# 310+/- Acres of CRP & Producing Minerals Stevens County, Kansas



**Jerry Stutzman**  
(620)353-9411

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

[WWW.STUTZMANREALTY.COM](http://WWW.STUTZMANREALTY.COM)



**Tobias Stutzman**  
(620)952-1478

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

**BIDDING WILL NOT END PRIOR TO**  
**November 21, 2017**

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

**DESCRIPTION:** 310+/- acres CRP farmland and producing minerals. The property is located southeast of the city of Hugoton in Stevens County, KS. The property and mineral rights are being offered as one individual tract. This offering shall consist of Surface and Mineral Rights to and in the NW/4 of S28 –T33-R36W (158.0 acres) & Surface and Mineral Rights to and in the SW/4 of S28-T33-R36W less Tract (151.7 acres).

**DIRECTIONS:** From Hugoton, KS: 4 miles east on HWY 51 to CR 18, then 1 mile south. (NW corner of property begins) (Signs are posted)

**TENANT FARMER:** None

**CRP:** Contract - #10334 \*\*\*Revised contract is pending.

Acres enrolled – 303.36

Expires 09/30/2027

Rental Rate per Acre - \$32.30

Annual Payment - \$9,798.00

**MINERALS:**

Mineral ownership is believed to be a total of .04166660 of .1250000 Royalty Interest.

**INCOME:**

**2014:** \$4,070.00

**2016:** \$1,345.00

**2017 TAXES:** \$1,259.73

**NOTE:** Private Auction – bid by phone (620)356-1954.

Selling subject to owner's confirmation



5210	41.9% Belfon loam, 0-1% slopes
5211	41.0% Bigbow fine sandy loam, 0-1% slopes
5218	2.0% Dalhart fine sandy loam, 1-3% slopes
5220	15.1% Dalhart loamy fine sand, 3-5% 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 Stevens County Title, from Hugoton, 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 December 19, 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.

**BIDDING WILL NOT END PRIOR TO NOVEMBER 21, 2017**