

**DESCRIPTION:** 320 Auction Acres of Surface and Mineral Rights in northwest Hodgeman County, KS. Selling by Private Auction. Bid by February 6, 2018.

**TRACT #1 – SW/4 of S29-T21-R25W** in Hodgeman County, KS. This 160 acre tract of native grass is situated with one electric submersible water pump, concrete watering tank and cattle-tight perimeter fencing.

**TAXES: 2017 - \$86.64**

**DIRECTIONS: FROM JETMORE, KS:** Approximately 10 miles west on HWY 156 to County Road 208, then north 8 miles to County Road T, then west 1/2 mile.

(Southeast corner of property begins)(Signs are posted).

**TENANT:** None

**MINERALS:** Included – Intact but non-producing.

**POSSESSION:** Immediate and upon closing.

**TRACT #2 – SE/4 OF S5-T21-R25W** in Hodgeman County, KS. This 160 acre tract of native grass is situated with one windmill, livestock watering tanks, a 3+/- acre pond and cattle-tight perimeter fencing.

**TAXES: 2017 - \$88.20**

**DIRECTIONS: FROM JETMORE, KS:** Approximately 9 miles north on HWY 283 to County Road X, then west 10 miles. (Southeast corner of property begins)(Signs are posted).

**TENANT:** None

**MINERALS:** Included – Intact but non-producing.

**POSSESSION:** Immediate and upon closing.

**NOTE:** Private Auction – bid by phone (620)356-1954.  
 Selling subject to owner's confirmation

**320+/- Auction Acres**  
**Surface & Mineral Rights in**  
**NW Hodgeman County, Kansas**

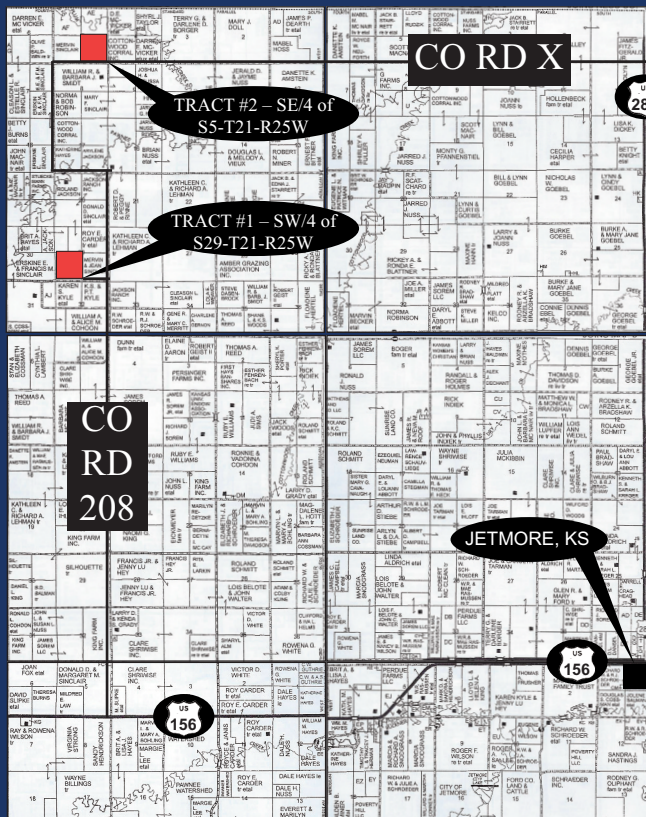
**CALL NOW TO BID**  
**(620) 356-1954**

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

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

**BIDDING WILL NOT END PRIOR TO**  
**February 6, 2018**

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



*Local Expertise ~ National Exposure*



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



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

**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 High Plains Title – Dodge City, 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 March 7, 2018. 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 FEBRUARY 6, 2018**