

# BIDDING WILL NOT END PRIOR TO OCTOBER 16, 2018

TO SELL BY PRIVATE AUCTION - BID BY PHONE (620)356-1954

**DESCRIPTION:** 615+/- acre combination of farmland and native grasses and producing mineral rights located on the southern High Plains of Kansas. This property straddles southern Kiowa County and northern Comanche County KS. 16 miles south of Greensburg, and 4 3/4 miles west of US HWY 183. Approximately 220+/- acres are tillable farmland with the balance of land situating a habitat for white-tailed and mule deer in KS Deer Unit 16. Approximately 300+/- acres of the grass and farmland has cattle-tight perimeter fencing. A domestic water well and electricity are on site. The property is being offered for sale by Private Auction – bid by phone. Bidding shall not end prior to October 16, 2018. Call today to place a bid, inquire of the current bid, learn the bidding process or for any general inquiries.

**DIRECTIONS:** From Greensburg, KS: South on US HWY 183 for 15 miles to the Kiowa Comanche County Line Road, West on County Line for 4 3/4 miles. Eastern edge of the property begins. Signs are posted.

**LEGAL DESCRIPTION: COMANCHE COUNTY:**  
NE/4 of NE/4 & W/2 of NE/4 of NW/4 & N2 of SW/4 in S6-T31-R19 & NW/4 of NW/4 in S5-T31-R19.

**KIOWA COUNTY:** W/2 of SW/4 & E/2 of SW/4 in S32-T30-R19 & S/2 of SE/4 in S31-T30-R19

**TAXES: 2017 – \$2,970.52**

**MINERALS:** Sellers are selling all of their interest to and in the stated legal addresses. Renditions available.

## MINERAL INCOME SUMMARY

2013 - \$203,583.48  
2014 - \$372,627.36  
2015 - \$45,375.99  
2016 - \$28,766.91  
2017 - \$27,950.93  
2018 - \$4,830.93

## CROPS:

**Milo Stalks** - 20+/- acres.  
**Wheat Stubble** - 110+/- acres.  
**Open** - 60+/- acres.

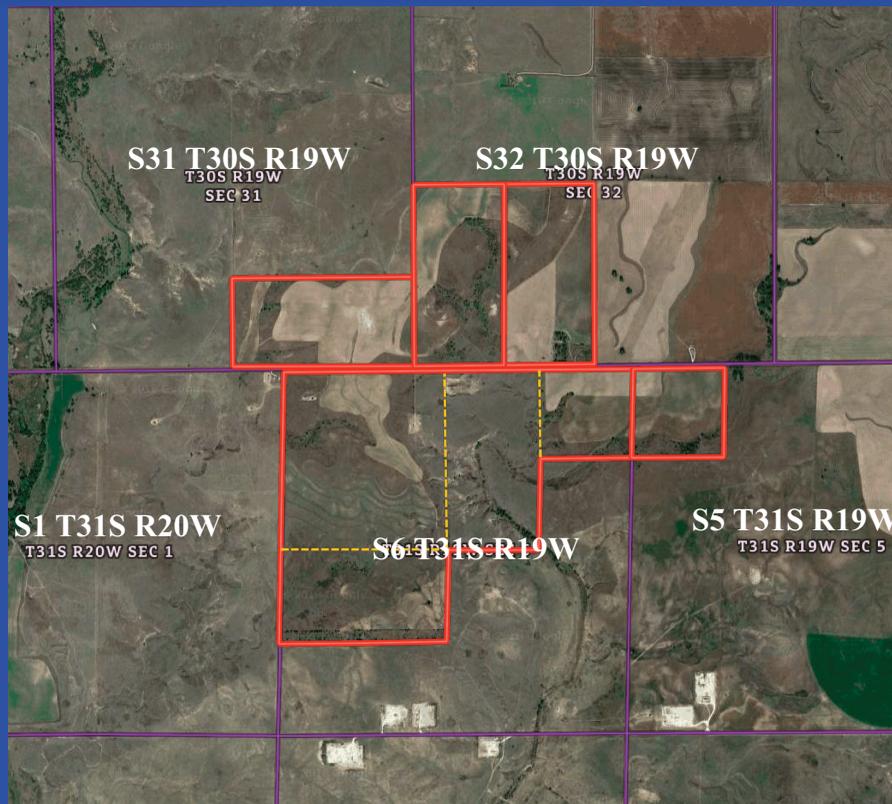
**SOILS** - Farmland is mostly a combination of Abilene, Dale and Shellabarger sandy loams with 1-3% slopes.

**TENANT:** Aaron Newman

**POSSESSION:** Possession shall be immediate upon closing.

**NOTE:** Private Auction – Bid By Telephone. Property is selling subject to the owner's confirmation.

## 615+/- FARMLAND, GRASS, HUNTING & PRODUCING MINERALS Kiowa & Comanche County, KS



**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 Meade County Title Co., 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 November 16, 2018. Announcements during sale take precedence over published formation. 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.



**Stutzman Realty  
& Auction LLC**

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