



CRP & PRODUCING MINERALS
Hamilton County, Kansas



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BIDDING WILL NOT END PRIOR TO
NOVEMBER 20, 2018

LICENSED IN KANSAS, COLORADO AND OKLAHOMA

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 Frazee Abstract and Title, 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 20, 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. Property is selling subject to the owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.

DESCRIPTION: This 160 +/- acre tract of land is located in north-central Hamilton County, Kansas. Situated along KS HWY 27, this mostly level property is easily accessible. The Seller, Randal McAdam, is offering his **UNDIVIDED 1/2 INTEREST** to the surface and mineral rights.

DIRECTIONS: From Syracuse, KS: 10 miles north on KS HWY 27 to County Road 10. (SW corner of property begins)(Signs are posted).

LEGAL DESCRIPTION: An **UNDIVIDED 1/2 INTEREST** of Surface and Mineral Rights to and in the SW/4 of S18-T22S-R40W - Hamilton County, KS

TAXES: 2017 - \$552.20 - Seller's share.

CRP CONTRACT: #10160C
151.90 acres
Rental Rate of \$33.50 per acre
Annual Payment of \$5,089 / \$1,908 - Seller's share
Contract expires 09-30-2022
Operator - Ted Burnett Test Trust - 25%
Randal G. McAdam - 37.5%
Duane L. McAdam - 37.5%

Buyer shall receive the seller's share of 2019 and all subsequent payments.

MINERALS: Seller's share is believed to be .01535473 in Well HCU 1820-B & .01535473 in Well HCU 1820-C. Both wells are operated by Linn Operating LLC. Additionally, there is one salt water disposal well. Seller's share of mineral income has averaged \$420 annually over the past 10 years. Renditions are available upon request.

POSSESSION: Immediate upon closing, subject to CRP contract.

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

