

BIDDING WILL NOT END PRIOR TO **MARCH 19, 2019**



## NATIVE GRASS PASTURE Barton County, Kansas



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**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 First American Title - Great Bend, 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 April 19, 2019. 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 80 +/- acre tract of land is located in southeast Barton County, Kansas. Situated south and east of Ellinwood, Kansas, this native grass pasture with cattle tight perimeter fencing is complete with a windmill water source and overflow pond. Located along the Central Flyway, this property is approximately 3 miles north of the Quivira National Wildlife Refuge. The Seller, Robert Keeler, is offering his UNDIVIDED ½ INTEREST to the surface and mineral rights to the 80 acres. The prospective buyer shall receive 40+/- acres. Bidding shall be based upon 80 auction acres.

**DIRECTIONS:** From Ellinwood, KS: At intersection of US HWY 56 / Main Street: South on Main St to SE 20 Rd, west on SE 20 Rd for ½ mile, south on SE 100 Ave for 3 miles to SE 50 Rd, east on SE 50 Rd for 4 miles to SE 140 Ave, then 1 mile south. (Northwest corner of property begins)(Signs are posted).

**LEGAL DESCRIPTION:** An UNDIVIDED ½ INTEREST of Surface and Mineral Rights to and in W/2 of NW/4 in S35-T20-R11W Barton County, KS.

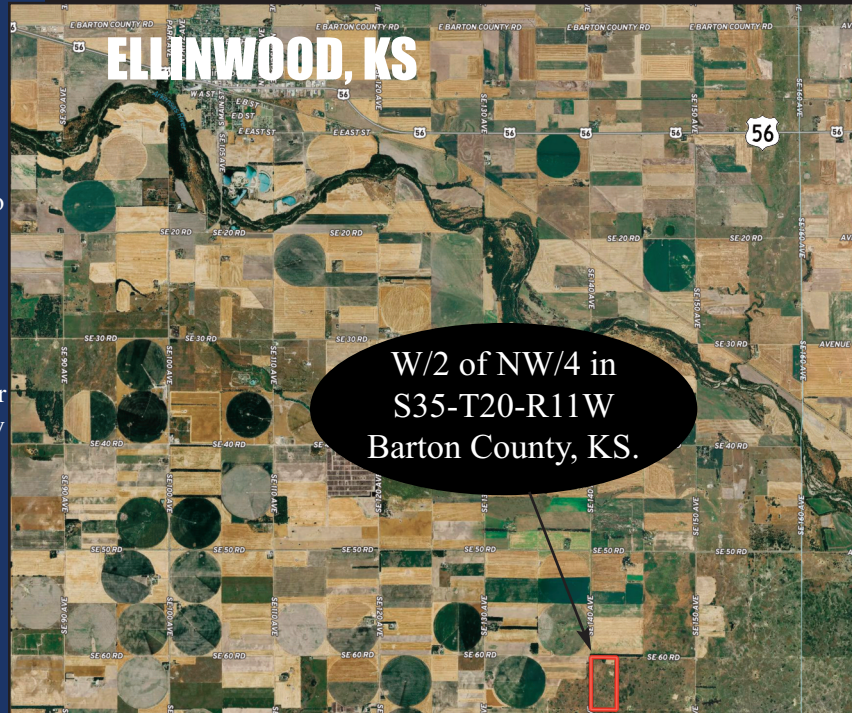
**TAXES:** 2018 - \$90.15 (Seller's ½ share)

**TENANT:** Pasture is leased thru December 1, 2019.

**MINERALS:** Non-Producing. Seller's ½ interest shall convey to new Buyer.

**POSSESSION:** Upon closing and subject to grass pasture lease.

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



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