



NATION WIDE COVERAGE

STUTZMAN REALTY
& AUCTION LLC

212 N. Main St / PO Box 487 Ulysses, KS 67880

PRIVATE
Auction

160^{+/-} Acres

BIDDING WILL NOT END PRIOR TO NOVEMBER 5, 2019



NATIVE GRASS & PRODUCING MINERALS

Meade County, Kansas



Tobias Stutzman
(620)952-1478

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM



Jerry Stutzman
(620)353-9411

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 Meade County Title Company 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 December 5, 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.

Contact United Country Stutzman Realty & Auction / Realtree Hunting Properties to learn more about this Meade County, KS property. Available by Private Auction, Bid by phone, Bid by November 5, 2019. Situated within the High Plains of Western Kansas, this Meade County, KS property consists of 160+/- acres native grass pasture and producing minerals. This property is situated with an operating windmill for livestock watering. Cattle-tight perimeter fencing is on the south, east and west sides. This property is suitable for grazing, recreation and hunting within Deer Unit 18.

DIRECTIONS: From Meade, KS: US HWY 160 East for 10 miles to County Road 29, then south on County Road 29 for 2 miles. Signs are posted. NW corner of property has signage.

LEGAL DESCRIPTION: NW/4 of S22-T32-R26W Meade Co., KS.

TAXES: 2018 - \$81.98

MINERALS: Included - contact office for renditions.

TENANT: Verbal lease will terminate upon closing.

POSSESSION: Possession shall be immediate upon closing.

To schedule a private tour or receive more information contact Tobias Stutzman at Office (620)356-1954 / Mobile (620)952-1478 or email to stutzman@pld.com.

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

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