



NATION WIDE COVERAGE

STUTZMAN REALTY
& AUCTION LLC

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

PRIVATE
Auction

320^{+/-}
Acres

BIDDING WILL NOT END PRIOR TO **NOVEMBER 12, 2019**



**NON-IRRIGATED FARMLAND
& MINERAL RIGHTS**
Baca County, Colorado



Jerry Stutzman
(620)952-1478

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM

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 Bison Title Company, 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 12, 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: Contact United Country Stutzman Realty & Auction / RealTree Hunting Properties to learn more about this Baca County, Colorado property. Available by Private Auction, Bid by phone, Bid by November 12, 2019.

Situated within the High Plains of Eastern Colorado, this Baca County, Colorado property is comprised of mostly non-irrigated cropland. Per FSA, the SE/4 of S34 is 156.07 acres cropland. SW/4 of S35 is 156.59 acres cropland and 6+/- acres native grass. The soils are predominately Wiley Loams with a 0-3% slope.

DIRECTIONS: From Springfield, Colorado: US HWY 287 north to County Road HH, then east 3 miles to County Road 28, then north 2 miles. SE corner of S34 and SW corner of S35 begin. Signs are posted.

LEGAL DESCRIPTION: SE/4 of S34-T29-R46 & SW/4 of S35-T29-R46 Baca County, Colorado.

TAXES: 2018 - \$404.48

MINERALS: Included. Non-producing.

TENANT: Melvin Wessler.

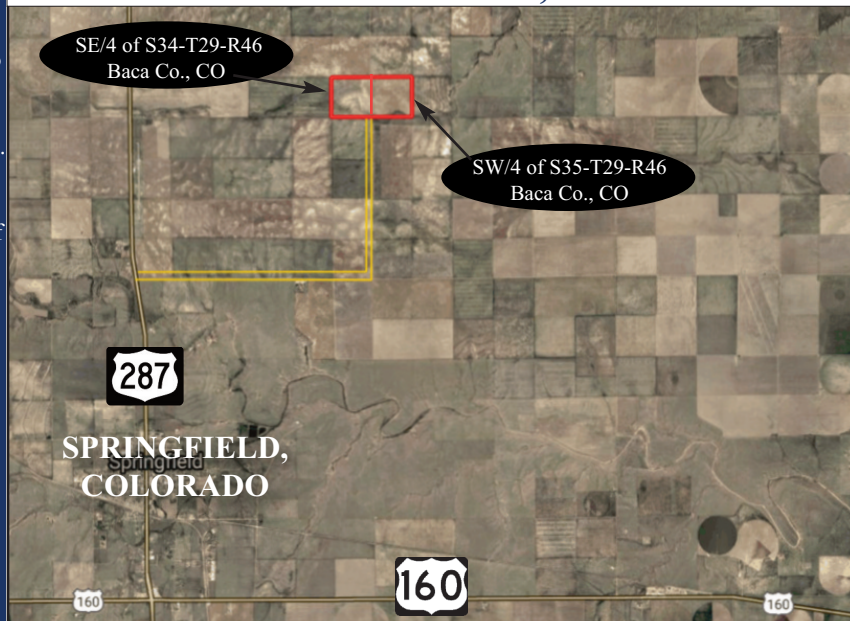
CROPS: SE/4 of S34 is summer fallow. SW/4 of 35 is 2019 Fall - planted wheat. **Buyer shall receive the Landlord's 1/3 share of growing wheat.**

POSSESSION: Open ground shall be immediate upon closing. Acres with 2019 Fall planted crops shall be upon Closing and after harvest or August 1, 2020, whichever comes first.

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

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