



**STUTZMAN REALTY
& AUCTION LLC**

**REALTREE
UNITED COUNTRY**
HUNTING PROPERTIES

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

872 AUCTION ACRES

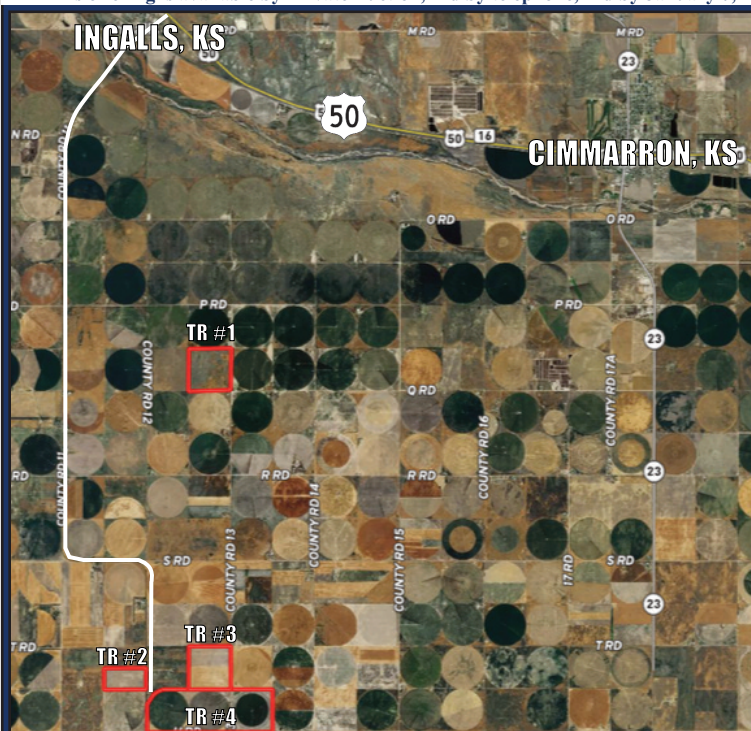
Pasture & Hunting, Non-Irrigated & Irrigated Farmland and Mineral Rights

Offered Separately as Tracts #1 - #5

Gray County, Kansas

Contact United Country Stutzman Realty & Auction to inquire and bid on these five (5) individual tracts of pasture and hunting, non-irrigated farmland, irrigated farmland and mineral rights. Located in the heart of Southwest Kansas, these Gray County Kansas properties are directly north of Montezuma, KS or south of Ingalls, KS and situated in-between US HWY 50 and US HWY 56.

This offering is available by Private Auction, Bid by telephone, Bid by January 7, 2019. To learn the high bid, learn about the bidding process, or to place a bid, please call the office.



Tobias Stutzman
(620)952-1478



Jerry Stutzman
(620)353-9411

BID BY PHONE
(620)356-1954

Bidding Will Not End Prior to January 7, 2020

CONTACT OUR OFFICE FOR A FREE , NO OBLIGATION CONSULTATION.

LICENSED IN KANSAS, COLORADO AND OKLAHOMA



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PRIVATE
Auction

TRACT #1 – 160+/- acres of NATIVE GRASS PASTURE. Perimeter has cattle-tight 3-wire barbed fencing. There is a single wire cross-fence running diagonally from the NW corner to the SE corner. One operating windmill is located near the center of the north half. Recreational and hunting potential exists on this remote and private tract of rolling hills pasture.

LEGAL ADDRESS: SE/4 of S24-T26-R29W Gray County, KS.
160 Auction Acres.

TAXES: 2018 - \$67.16

DIRECTIONS: From Ingalls, KS: South on County Road 11 (blacktop) for 3 miles to County Road P, 2 miles east on County Road P, then ½ mile south on County Road 13. NE corner of property begins. Signs are posted.

MINERALS: Included but not producing. Believed to be 100% seller owned.

POSSESSION: Immediate upon Closing.

TENANT: Clark Isaac. Lease agreement has been verbal and shall expire on December 31, 2019.

TRACT #2 – 80+/- acres of NON-IRRIGATED FARMLAND.

LEGAL ADDRESS: S/2 of NE/4 of S11-T27-R29W Gray County, KS.
80 Auction Acres.

TAXES: 2018 - \$269.62

DIRECTIONS: From Montezuma, KS: North on County Road 12 for 7.5 miles. SE corner of property begins. Signs are Posted.

CROPS: 40+/- acres of summer fallow and 40+/- acres of milo stalks.

SOILS: Predominately Class III Manter fine sandy loam with a 3-5% slope.

MINERALS: Included but not producing. Believed to be 100% seller owned.

POSSESSION: Immediate upon Closing.

TENANT: Earle Koehn. Lease agreement has been verbal and shall expire on December 31, 2019.

FSA INFORMATION:

DCP Cropland - 71.91 acres

	Base Acreage	PLC Yield
Wheat	31.24	37
Grain Sorghum	31.38	55
Total Base Acres	62.62	

BID BY PHONE (620)356-1954

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 Security First Title - Dodge City, 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 February 7, 2020. 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.