



NATION WIDE COVERAGE

STUTZMAN REALTY  
& AUCTION LLC

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

PRIVATE  
Auction160<sup>+/-</sup>  
Acres

Charleston, KS

Ingalls, KS

NW/4 of  
S36-T26-R30  
Gray Co., Kansas

IRRIGATED - Gray County, Kansas

BIDDING WILL NOT END PRIOR TO **APRIL 21, 2020**Tobias Stutzman  
(620)952-1478CALL 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 High Plains 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 May 21, 2020. 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 property is located on the High Plains of Western Kansas. The acreage on this Gray County property is comprised of 120+/- acres under pivot irrigation with 2019 Fall-planted wheat. The north corners, 20+/- acres are 2019 corn stalks and the south corners, 20+/- acres are native grass. The soils are predominately Class III Pratt fine sandy loams with a 1-5% slope. This property is being offered for sale by Private Auction – Bid by telephone - Bid by April 21, 2020.

**DIRECTIONS:** From Ingalls, KS: Travel south on County Road 11 (Blacktop road) for approximately 5 miles to County Road R, then west 4 1/2 miles. NE corner of the property begins. Sign are posted.

**LEGAL ADDRESS:** NW/4 of S36-T26-R30 Gray County, Kansas. 160 Auction Acres.

**TAXES:** 2019 - \$1,683.42

**CROPS:** 120+/- acres of growing wheat. 2019 Cash Rent, 1st payment, due in June 2020, shall pass to the Buyer. Contact the office for more detail. No expenses are known or due to the tenant nor the owner.

**IRRIGATION EQUIPMENT:** There is one 7-tower Valley pivot sprinkler and one irrigation motor with one gearhead. The pivot is owned by the Tenant and may be available for purchase after the Private Auction. If the pivot sells, the agreement shall be between the Buyer and Tenant. The equipment sale shall be outside of the land sale. Contact the office for equipment pricing. The irrigation motor and gearhead shall convey to the Buyer.

**SOILS:** Predominately Class III Pratt Fine sandy loams with a 1-5% slope.

**MINERALS:** All of the seller's interest, believed to be 50%, shall convey to the Buyer. There is no known lease or history of production, neither gas nor oil.

**POSSESSION:** 40 +/- acres (corners) in native grass and corn stalks shall be immediate upon Closing. 120 +/- acres with 2019 Fall-planted wheat shall be upon Closing and after 2020 harvest or August 1, 2020, whichever happens first.

**TENANT:** Phil Schmidt. Lease agreement has been terminated & is selling subject to Tenant's Rights.

**FSA INFORMATION:**

DCP Cropland – 148.64

	Base Acreage	PLC Yield
Wheat	7.9 acres	35
Corn	120.5 acres	178
Grain Sorghum	4.3 acres	45
Total Base Acres	132.7	

**IRRIGATION WATER:** File #36783-00

Place of Use: NW/4 of S36-T26-R30

Authorized Acres: 130

Authorized Quantity: 204 AF

**WELL INFORMATION**

Location: Near Center

Well Depth: 245 ft

Static Water Level: 186 ft

Completion Date: October 31, 1975 by J.O. Johnson Drilling Company

Reported GPM production is 225 GPM.

Motor: US Electrical Motor 25HP reportedly producing 225 GPM.

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