



NATION WIDE COVERAGE

STUTZMAN REALTY
& AUCTION LLC

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

PRIVATE
Auction 301^{+/-} Acres

Non-Irrigated Farmland Pawnee County, Kansas

BIDDING WILL NOT END PRIOR TO
August 18, 2020



Tobias Stutzman
(620)952-1478



Jerry Stutzman
(620)353-9411

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM

LICENSED IN KANSAS, COLORADO AND OKLAHOMA



Available by Private Auction, Bid by Phone, Bid by August 18, 2020.
This 301.21 acre tract of non-irrigated farmland is located in Pawnee County Kansas, north of the City of Rozel. This farm property features mostly Class II and III Harney and Wakeen silt loams. Situated north of Rozel, there is easy accessibility to KS HWY 156 and local grain terminals. Approximately 15 acres are in grass waterways with some trees providing habitat within Kansas Deer Unit 5.

Available by Private Auction – Bid by telephone – Bid by August 18, 2020.

Directions from Rozel, KS: At intersection of KS HWY 156 and Pawnee Street, travel north 4 1/8 miles. SW corner of the property begins. Signs are posted.



Legal Description: S03, T21, R19, ACRES 301.21, LTS 3 & 4 & S2 NW4 & SW4 LESS TR BEG SWC SW4 TH N594 E394.79 S600 W392 POB LESS ROW

Acres: 301.21 Auction Acres

Taxes: 2019 – \$2,144.82

Minerals: Included but non-producing.

Crops: No current growing crops - 2020 wheat stubble.

Possession: Immediate upon Closing.

FSA INFORMATION – Contact the office for details.



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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 Taylor Abstract & 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 September 18, 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. Selling subject to owner's confirmation.
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.

BIDDING WILL NOT END PRIOR TO AUGUST 18, 2020