



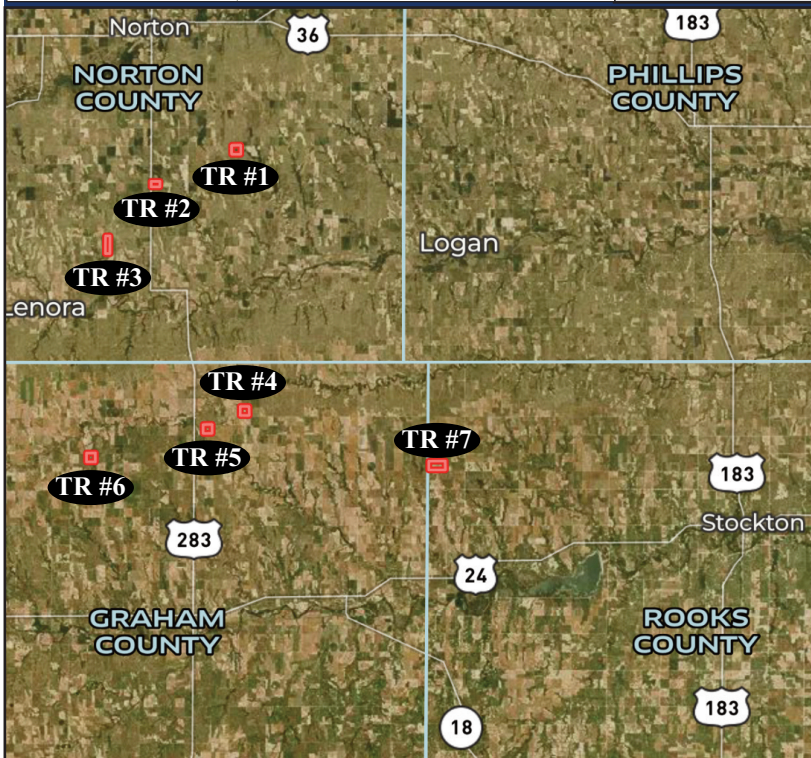
NATION WIDE COVERAGE

**STUTZMAN REALTY
& AUCTION LLC**

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

PRIVATE
Auction

1,212^{+/-}
Acres



Available in Seven Tracts
CRP/FARMLAND/MINERALS
Norton, Graham and Rooks County, Kansas

Contact United Country Stutzman Realty & Auction to learn more about this land and mineral sale being offered by Private Auction. Available by Private Auction, Bid by Phone, Bid by September 1, 2020. This land and mineral rights offering consists of 1,212^{+/-} acres total. The acreage is comprised of income-producing CRP, productive cropland and producing mineral rights. Each tract shall be offered individually and is selling subject to the owner's confirmation. Available by Private Auction – Bid by telephone – Bid by September 1, 2020.

**BIDDING WILL NOT END PRIOR TO
SEPTEMBER 1, 2020**

CALL NOW TO BID (620) 356-1954

LICENSED IN KANSAS, COLORADO AND OKLAHOMA

TRACT #1 - NE/4 of S4-T4-R22
Norton County, KS 160 Acres

This tract of CRP features approximately 25 acres with mature trees and seasonal water supplying a creek bed that runs thru the northeast corner and eastern edge of the property. Situated in Kansas Deer Unit 3, this property boasts a high population of Whitetail and Mule Deer as well as turkey, pheasant and quail. There is an abandoned windmill on site that is believed to be in a non-operational condition.

Directions: Intersection of US HWY 283 and County Road S – East 4 ½ miles. NW corner of property begins.

Acres: 160 Auction Acres

Taxes: 2019 – \$1,082.36

Minerals: Included but non-producing.

CRP Contract #1569D

131.05 Acres
Rental Rate of \$31.71 per acre
Annual Contract Payment of \$4,156.00
Contract expires 09-30-2020
Buyer shall receive the entire 2020 CRP payment



Tobias Stutzman
(620)952-1478



Jerry Stutzman
(620)353-9411



CALL NOW TO BID
(620) 356-1954

TRACT #2 - 92 Acre Tract in the NW/4 of
S14-T4-R23 Norton County, KS

This tract of CRP is suitable for future development with adjacency to US HWY 283, nearby electricity and the well-maintained County Road. With the hidden trees and rolling meadows, this habitat is suitable and evidenced of Whitetail Deer and Mule Deer in Kansas Deer Unit 3.

Directions: Intersection of US HWY 283 and County Road U. NW corner of property begins.

Acres: 92 Auction Acres

Taxes: 2019 – \$713.53

Minerals: Included but non-producing.

CRP Contract #1568C

84.96 Acres
Rental Rate of \$31.44 per acre
Annual Contract Payment of \$2,671.00
Contract expires 09-30-2020
Buyer shall receive the entire 2020 CRP payment

TRACT #3 - W/2 of E/2 in S32-T4-R23
Norton County, KS 160 Acres

This tract of CRP and native grass pasture, currently being grazed, features cattle-tight fencing in average quality and condition. With the terrain consisting of rolling hills, deep ravines and mature trees mixed with thickets, a suitable habitat exists for Whitetail and Mule Deer within Kansas Deer Unit 1. This property does not have an independent water supply although there are seasonal watering spots throughout the property.

Directions: Intersection of KS HWY 9 and County Road W-2 – Two miles north to County Road Y, then ¼ mile west. SE corner of property begins.

Acres: 160 Auction Acres

Taxes: 2019 – \$943.02

Minerals: Included but non-producing.

CRP Contract #10056C

122.33 Acres
Rental Rate of \$34.70 per acre
Annual Contract Payment of \$4,245.00
Contract expires 09-30-2022
Buyer shall receive the entire 2020 and any subsequent CRP payment(s).

Possession: Immediate upon Closing and upon the finished 2020 grazing season.

BIDDING WILL NOT END PRIOR TO SEPTEMBER, 2020