



NATION WIDE COVERAGE

STUTZMAN REALTY
& AUCTION LLC

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

PRIVATE **320**^{+/-}
Auction Acres

CRP / Grass Pasture - Comanche Co, KS

BIDDING WILL NOT END PRIOR TO

November 10, 2020



Tobias Stutzman
(620)952-1478



Jerry Stutzman
(620)353-9411

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM



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 Meade County Title Co., Inc., 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 10, 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.

Located in Comanche County, Kansas these two tracts, totaling 320 +/- acres of CRP / Grass Pasture are located between the communities of Coldwater and Protection. The properties will be offered for sale by Private Auction – Bid by Phone – Bid by November 10, 2020. Contact Tobias Stutzman at mobile (620)952-1478 (Mobile) or office (620)356-1954 or (888)818-1954 for information on the bidding process, learn the current bid or to place a bid.

Directions from Coldwater, KS: TR#1 - 4 ½ miles south and 2 miles west on US HWY 160 to County Road 11, then ½ mile south (NE corner of TR#1 begins). TR#2 – From US HWY 160 and County Road 11 – 3 miles south then 1 mile west (SE corner of the property begins)(Signs are posted).

TRACT #1 – E/2 of SW4 & SE/4 in S10-T33-R19 Comanche County, KS

Description: This 240+/- acre tract of rolling hills is located ½ mile south of US HWY 160. Approximately 60 acres are situated with cattle-tight perimeter fencing. Scattered mature trees, brush thickets, hip-high CRP grasses and nearby watering sources help create an ideal habitat within Kansas Deer Unit 16. Included is an abandoned and un-inhabitable structure along the eastern edge of the property that is selling "AS IS, WHERE IS". A total of three gas/oil well sites with infrastructure are located on this property.

Acres: 240 Auction Acres

Legal Address: E/2 of SW/4 & SE/4 of S10-T33-R19

Taxes: 2019 - \$650.42 - Real Estate / \$10.54 - Minerals

Minerals: All of the Seller's Royalty Interest, believed to be a total of .1875 shall convey to the buyer.

LEASE OPERATOR: Oil Producers Inc.

WELL NAME: Don Herd 2-10 (10A,2-10,3-10,4-10)

ROYALTY INTEREST: .1875

2015 Production – 13,350 MCF

2016 Production – 2,681 MCF

2017 Production – 1,753 MCF

2018 Production – 1,719 MCF

2019 Production – 1,717 MCF

CRP Contract #10001B

158.68 Acres Enrolled

Rental Rate of \$33.49 per acre

Annual Contract Payment of \$5,314

Contract expires 09-30-2021

Buyer shall receive the entire 2021 payment.

Possession shall be immediate upon closing.

TRACT #2 – S2 of SE/4 in S21-T33-R19 Comanche County, KS

Description: 80+/- acres CRP with level and mostly Class III and IV soil types.

Acres: 80 Auction Acres

Legal Address: S/2 of SE/4 in S21-T33-R19

Taxes: 2019 - \$88.10

Minerals: Intact, included and non-producing. Seller shall convey all of their ownership interest.

CRP Contract #10002B

78.17 Acres Enrolled

Rental Rate of \$32.58 per acre

Annual Contract Payment of \$2,548

Contract expires 09-30-2021

Buyer shall receive the entire 2021 payment.

Possession shall be immediate upon closing.

