



NATION WIDE COVERAGE

STUTZMAN REALTY  
& AUCTION LLC

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

PRIVATE **Auction** **160**<sup>+/-</sup> Acres

Dryland with Mineral Production

BIDDING WILL NOT END PRIOR TO

**January 26, 2021**



Tobias Stutzman  
(620)952-1478

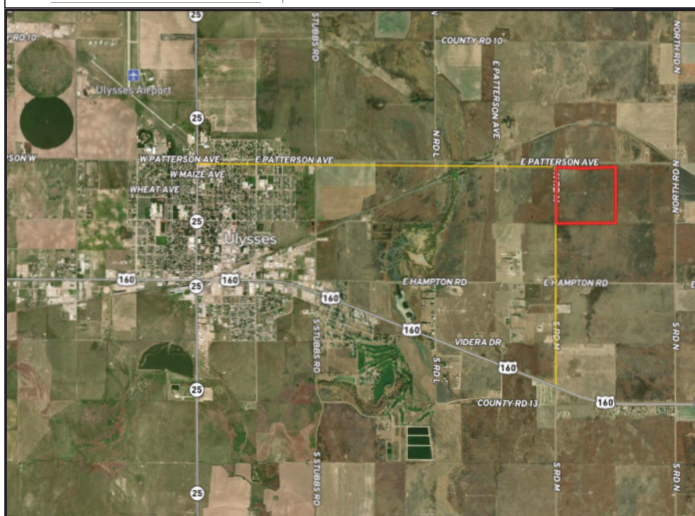
CALL NOW TO BID  
(620) 356-1954



Jerry Stutzman  
(620)353-9411

**WWW.STUTZMANREALTY.COM**

**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 Frazee Abstract & Title, 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 25, 2021. 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 Grant County, KS, this 160 +/- acre tract of cropland with mineral production is located north and east of Ulysses, KS. With close proximity to Ulysses and situated along paved roads, this property may be suitable for development or a continuation of crop production.

This property is being offered for sale by Private Auction – Bid by Phone – Bid by January 26, 2021. Contact Tobias Stutzman at office (620)356-1954 or (888)818-1954 or mobile (620)952-1478 for information on the bidding process, learn the current bid or to place a bid.

**Directions from Ulysses, KS:** At the intersection of US HWY 160 and County Road M: Travel north approximately 1 ½ miles. SW corner of property begins. Signs are posted.

**Legal Description:** NW/4 of S30-T28-R36W Grant County, KS.

**Acre:** 160 Auction Acres.

**Taxes:** 2020 - \$135.05

**Minerals:** Included, producing and intact. Seller shall convey 100% of their Royalty Interest, believed to be .015625 ownership in and to the .1250000 Lease. Renditions are available upon request.

Merit Energy  
Well: ROSS B#1 - Gas (Mcf)

2015 – 14,071  
2016 – 13,914  
2017 – 13,127  
2018 – 11,976  
2019 – 11,075

Merit Energy  
Well: ROSS B#2 - Gas (Mcf)

2015 – 16,796  
2016 – 17,142  
2017 – 15,551  
2018 – 14,733  
2019 – 13,827

Merit Energy  
Well: ROSS B#3 - Gas (Mcf)

2015 – 10,356  
2016 – 11,030  
2017 – 10,010  
2018 – 9,063  
2019 – 8,427



**Soils:** Predominately, Class III Manter fine-sandy loams with a 0-3% slope.

#### FSA INFORMATION

	Base Acreage	PLC Yield
Corn	12.9	49
Total Base Acres	12.9	



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