

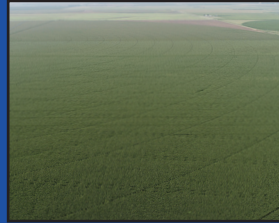
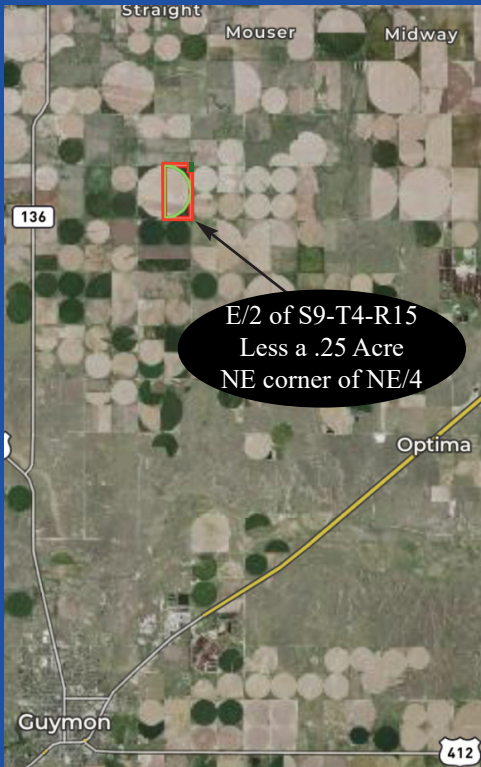


Stutzman Realty & Auction LLC

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

PRIVATE AUCTION

Agricultural
Commercial
Residential



320+/- Acres Irrigated Cropland & Producing Minerals Texas County, Oklahoma



Tobias Stutzman
(620)952-1478

**CALL NOW TO BID
(620)356-1954**



Jerry Stutzman
(620)353-9411

BIDDING WILL NOT END PRIOR TO NOVEMBER 16, 2021

Contact United Country Stutzman Realty & Auction to inquire and bid on this irrigated farm with producing minerals located north of Guymon, Oklahoma. This property is situated just east of OK HWY 136 in central Texas County, Oklahoma.

Available by Private Auction, Bid by phone, Bidding shall not end prior to November 16, 2021. Contact Tobias Stutzman at the Ulysses, KS office (620)356-1954 or (888)818-1954 or mobile (620)952-1478 to learn the bidding process, learn the current bid or to place a bid.

LEGAL DESCRIPTION: Surface and Mineral Rights to and in the E/2 of S9-T4-R15 Less a .25 Acre Tract in NE corner of NE/4 Texas County, Oklahoma. See **MINERALS** for additional legals.

AUCTION ACRES: 320

TAXES: 2020 - \$564.00

DIRECTIONS: From Guymon, OK: Intersection of HWY 64/136 – Travel 6 miles north on HWY 136 to County Road L, then 2 ½ miles east (NW corner or property begins)(Signs are posted).

CROPS: 2021 Corn

POSSESSION: Cropland shall be upon closing and harvest of 2024 Fall crops, or December 31, 2024 – whichever comes first and Mineral Rights shall be immediate upon closing.

FSA INFORMATION: DCP Cropland – 315.37 acres

	Base Acreage	PLC Yield
Wheat	19.10 Acres	38
Corn	294.80 Acres	188
Total	313.90 Acres	

LEASE: Selling subject to the written lease agreement which is in place thru 2024. Buyer shall receive the cash rent payments for years 2022, 2023 and 2024, payable on November 1. Contact the office for details of the written lease.

MINERALS: Royalty Interest is believed to be to and in the E/2 of S9-T4-R15 Less a .25 Acre Tract in NE corner of NE/4, N/2 of S4-T4-R15, E/2 of NE/4 S5-T4-R15, N/2 of SW/4 S8-T4-R15, NE/4 of S8-T4-R15, NW/4 of S10-T4-R15, S/2 of SW/4 S10-T4-R15, SE/4 of S10-T4-R15, W/2 of SE/4 in NW/4 of S11-T4-R15, SE/4 of S3-T4-R15 and S/2 of NW/4 S15-T4-R15 Texas County, OK.

2017 – \$8,403 / 2018 – \$6,881 / 2019 – \$6,223 / 2020 – \$5,301 / 2021 – \$6,761
Five year income of \$33,572 with an average of \$6,714.00 annually.

Extreme Energy - W/2 of SE/4 in NW/4 of S11-T4-R15
\$4,164.00 (2017-2021 income)

Merit Energy - NW/4 of S10-T4-R15, S/2 of SW/4 S10-T4-R15, SE/4 of S10-T4-R15, SE/4 of S3-T4-R15, S/2 of NW/4 S15-T4-R15, N/2 of S4-T4-R15, E/2 of NE/4 S5-T4-R15, N/2 of SW/4 S8-T4-R15 and NE/4 of S8-T4-R15
\$14,097.00 (2017-2021 income)

Scout Energy - E/2 of S9-T4-R15
\$15,309.00 (2017-2021 income)

IRRIGATION EQUIPMENT:

All irrigation equipment is tenant owned and consists of one Valley 20-tower pivot, two Cummins motors fueled by natural gas and one De’Ran dual gearhead.

WATER RIGHT INFO:

Permit #19550603. Well #1335 and #1336 are both located on the E/2 of 9. Reported water production is 1,000+/- GPM. Water is shared with and provided to the W/2 of S9-T4-R15.



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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 Guaranty 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 December 16, 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.