



## Stutzman Realty & Auction LLC

**BIDDING SHALL NOT END PRIOR TO  
DECEMBER 7, 2021.**

Description: Available are 160 +/- acres of expired CRP grass in southeast Morton County, KS. This farm property shall be offer for sale by Private Auction . Bid by phone – Bid by December 7, 2021.

This 160+/- tract is situated with CRP grass that expired in 2021 . The soil types are predominately Class II and III Belfon and Bigbow loams with 0-1% slopes.

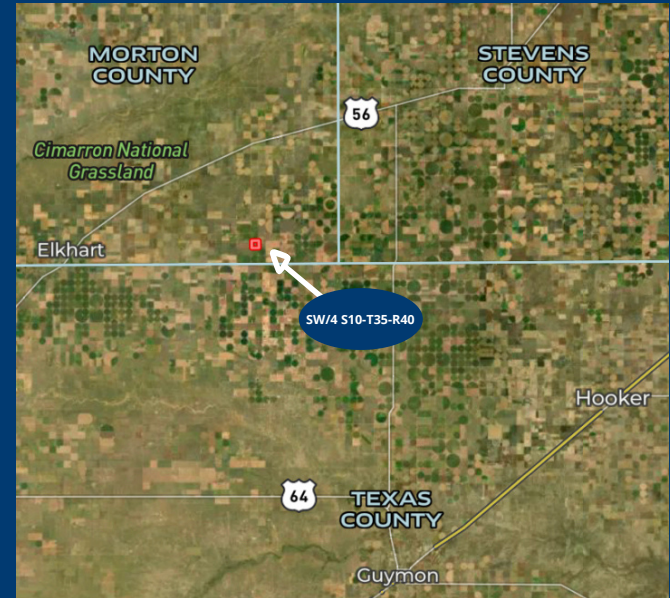
Directions from Rolla, KS: At the intersection of US HWY 56 and KS HWY 51, travel south 6 ½ miles, then 2 miles west on CR C then ½ mile south on CR 22. NW corner of property begins. Signs are posted.

Legal Description: SW/4 of S10-T35-R40 Morton County, KS.

Acres: 160 Auction Acres

Taxes 2021 - \$262.19

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.



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 Farmers & Lawyers Title of Hugoton, KS, 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 January 7, 2021. Announcements during sale take precedence over published information. Selling subject to owners confirmation.

Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.

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. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.



**Stutzman Realty  
& Auction LLC**

**PRIVATE**  
*Auction*



**EXPIRED  
CRP GRASS  
160+/- ACRES  
Morton County, KS**



Tobias Stutzman  
(620) 952 - 1478

**CALL NOW TO BID  
(620) 356 - 1954  
or  
(888) 818 - 1954**



Jerry Stutzman  
(620) 353 - 9411

**CONTACT US IF YOU HAVE LAND TO SELL, WE HAVE THE BUYERS**