

# PRIVATE Auction

**320 ACRES STEVENS COUNTY, KS**

**BIDDING SHALL NOT END PRIOR TO  
APRIL 5, 2022**



## ***LICENSED IN KANSAS, COLORADO, & OKLAHOMA***

**Terms:** Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Sellers 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 in 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, but not before May 5, 2022. Announcements during sale take precedence over published information. Bidders will remain confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. Selling is subject to owners 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 is subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. Property is selling subject to owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.



**Stutzman Realty  
& Auction LLC**

**CALL NOW TO BID**

**(620) 356-1954  
or  
(888) 818-1954**

**WWW.STUTZMANREALTY.COM**



Jerry Stutzman  
(620) 353-9411



Tobias Stutzman  
(620) 952-1478

Contact United Country Stutzman Realty and Auction to inquire and bid on these Stevens County, Kansas tracts of expiring CRP with producing minerals. There are a total of three individual tracts. Tract #1 is the surface rights of NE/4 of 5-33-36, Tract #2 is the surface rights of NE/4 of 8-35-38 and Tract #3 is the minerals to and in tracts #1 and #2. Offered for sale by Private Auction – Bid by phone – Bid by April 5, 2022.

#### Tract #1

Legal Address: NE/4 of 5-33-36 Surface and Water Rights only

Directions: From Hugoton, KS: 4 Miles East on HWY 51 to CR 18, then North 2 ½ Miles (Signs Posted).

Acres: 160 Auction Acres

Taxes: 2021- \$412.27

CRP: Contract # 10227 has 159.0 Acres enrolled with a Rental Rate per Acre \$33.66 for an Annual Payment \$5352.00 Expiring on 09/30/2022. Buyer shall receive the entire 2022 payment.

Possession: Immediate upon closing.

Soil Types: Dalhart fine sandy loams with 3-5% slopes.

Minerals: Producing and offered separately as Tract #3

#### Tract #2

Legal Address: NE/4 of 8-35-36 Surface and Water Rights only

Directions: From Hugoton, KS: 7 Miles West on HWY 51 to HWY 25, South 8 Miles to CR D, 1 Mile East, then ½ Mile South (Signs Posted).

Acres: 160 Auction Acres

Taxes: 2021 - \$423.40

CRP: Contract # 10228 has 159.2 Acres enrolled with a Rental Rate per Acre \$33.89 for an Annual Payment \$5395.00 Expiring on 09/30/2022. Buyer shall receive the entire 2022 payment.

Possession: Immediate upon closing.

Soil Types: Dalhart fine sandy loams with 3-5% slopes.

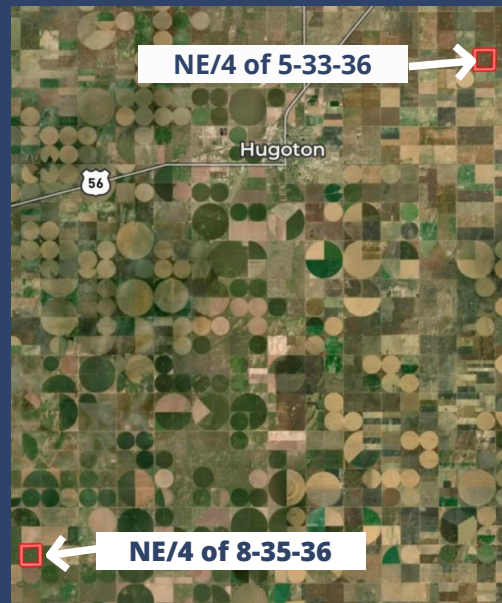
Minerals: Producing and offered separately as Tract #3

#### Tract #3 Minerals

Legal Address: Mineral Rights / Gas Royalties in and to the NE/4 of 5-33-36 & NE/4 of 8-35-36

Contact our office for Reditions & Income Production

For more details, inquire or to learn the bidding process, contact the Ulysses, KS office at (888) 818-1954 or (620) 356-1954 or Broker Associate, Tobias (Toby) Stutzman at mobile (620) 952-1478.



**STUTZMAN REALTY  
& AUCTION LLC**