

PRIVATE Auction

320 ACRES GRANT COUNTY, KS

**BIDDING SHALL NOT END PRIOR TO
MAY 10, 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 Frazee Abstract & Title in Ulysses, 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 June 10, 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

This Grant County agricultural property is being offered for sale by Private Auction – Bid by Phone – Bid by May 10, 2022. This 320+/- acre farm property is located in north central Grant County, Kansas and may be ideal for the investment type of buyer as a tenant is in-place through the wheat harvest of 2023.

Directions from Ulysses, KS: North on KS HWY 25 to County Road 2, then east 3 miles. SW corner of property begins. Signs are posted.

Legal Description: N/2 of S6-T27-R36 LESS TR BEG 93°W, 40°N, SECORSW, N260', W726', S260' E726', TO POB LESS ROW

Acres: 320 Auction Acres

Taxes: \$192.70

Tenant: Property is selling subject to the tenant's rights. Verbal agreement is 1/3 landlord share and 2/3 tenant share. Tenant shall have the right to plant a Fall 2022 crop and retain their share of their 2022 Fall-planted crops.

Crops: 60+/- acres are 2021 Fall-planted wheat. Buyer shall receive the landlord's 1/3 share of the 2021 Fall-planted wheat. Input and insurance expenses are unknown at the time of publication, but shall be the responsibility of the buyer.

Soils: Predominately Class III Manter sandy loams with 0-3% slopes and some Class II Ulysses silt loams with 0-1% slopes.

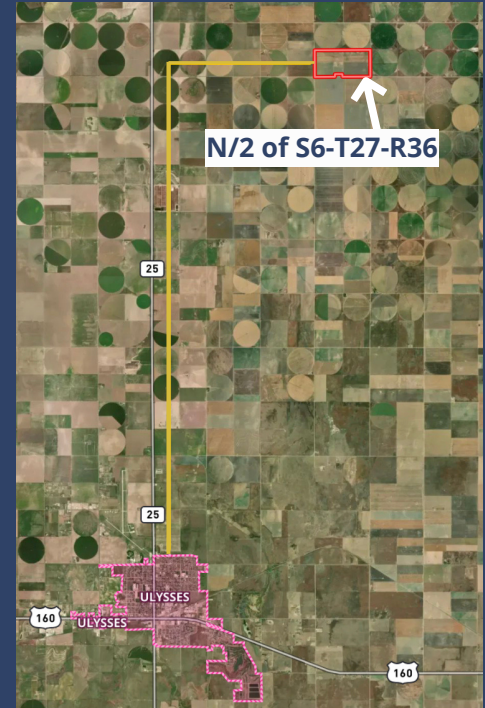
Minerals: None.

FSA: Farmland 319.28 acres, DCP Cropland 319.28 acres

Crop	Base Acres	PLC Yield
Wheat	79.5	31
Grain Sorghum	107.8	41
Corn	68.3	39

Possession: Acreage with 2022 planted crops, if any, shall be upon closing and after the 2023 harvest, or August 1, 2023, whichever happens first.

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.



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& AUCTION LLC**