

Contact United Country Stutzman Realty & Auction to inquire and bid on this one-of-a-kind Seward County, Kansas Adobe ranch property. Available by Private Auction - Bid by Phone – Bid by July 19, 2022. This 330 acre property features a home, shop, horse barn pens and pasture. Located in northwestern Seward County, Kansas, this ranch is comprised of native grass pasture and nearly ½ mile of the Cimarron River frontage (dry) with potential for recreational hunting. The three bedroom and two bathroom home, built in 1972 features a Southwestern design with rustic wood and beam construction throughout. Two stone fireplaces add to the Southwestern feel. The horse barn with water and electricity boasts six box stalls, hay lofts, tack room and an office. The 40x50 Morton building features electricity and concrete throughout. Contact Tobias (Toby) Stutzman at office (620)356-1954 or (888)818-1954 or mobile (620)952-1478 with inquires on the bidding process, learn the current bid or for any general inquiries.

PHYSICAL ADDRESS: 27591 County Road B, Satanta, KS 67870

LEGAL ADDRESSES: W2 of NE4 & NW4 & N2 of SE4 in S5-T31-R34 Seward County, KS

DIRECTIONS: From Satanta, KS: 4 Miles west on US HWY 56 to Downing Road, then ¼ mile south (NW corner of property begins)(Signs are posted).

TAXES: 2021 - \$2,794.48

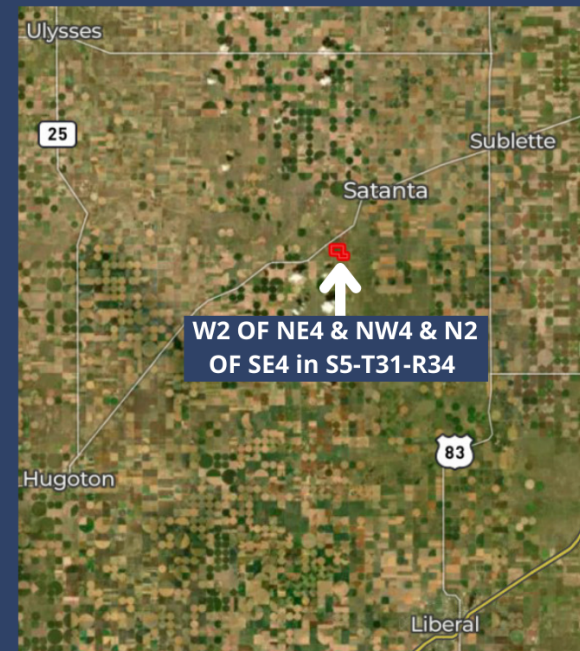
ACRES: 330 Auction Acres

MINERALS: None Included

SOILS: Predominately Atchison loams with 1-9% slopes and established native grasses.

POSSESSION: Immediate upon closing.

Shown by appointment only. Selling "AS IS, WHERE IS".
Not contingent upon inspections nor appraisal.



**STUTZMAN REALTY
& AUCTION LLC**