

# PRIVATE Auction



Stutzman Realty  
& Auction LLC

## 113 ACRES EXPIRED CRP GRANT COUNTY, KANSAS



### BIDDING SHALL NOT END PRIOR TO SEPTEMBER 20, 2022

**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 Co in Ulysses, Kansas, 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 October 20, 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.



Tobias Stutzman  
(620) 952-1478

CALL NOW TO BID

(620) 356-1954

or

(888) 818-1954

[WWW.STUTZMANREALTY.COM](http://WWW.STUTZMANREALTY.COM)



Jerry Stutzman  
(620) 353-9411

Contact United Country Stutzman Realty to learn more about this property located southeast of Ulysses, KS. Adjacent to paved roads and with electricity available nearby, this 113.2 acre tract of grass pasture may be ideal for either development or grazing. Being offered for sale by Private Auction – Bid by Phone – Bid by September 13, 2022. 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.

Directions from Ulysses, KS: Travel west 2 miles on US HWY 160 to County Road M (Cemetery Road), then south 3 miles (Signs are posted).

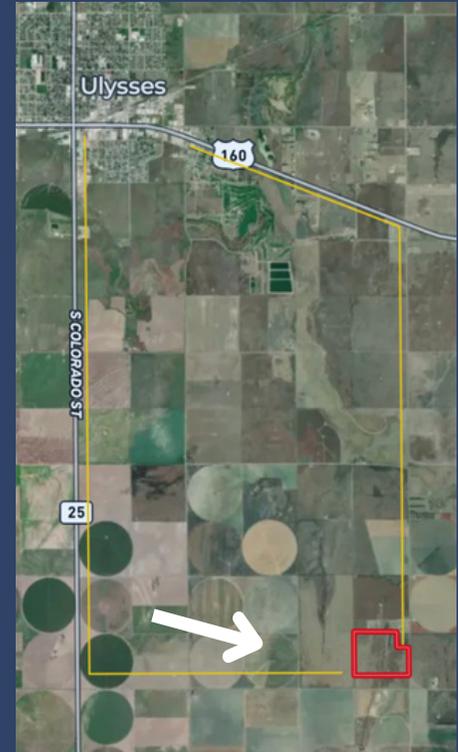
Legal Description: A 34.1 Acre TR in SE BEG 598.6'W, NECORSE, W2044', S727.6', E2044.7', N727.6', TO POB & A 79.1 Acre TR in SE BEG 615'N, 30'W SECORSE W2610', N1340', E2610', S1340', TO POB, All In the SE/4 of S24-T29-R37W.

Acres: 113.2 Auction Acres

Taxes: 2021: \$51.27

Possession: Immediate upon Closing.

Minerals: Included but non-producing.



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