

## 320+/- ACRE FARM PROPERTY & PRODUCING MINERAL RIGHTS GRANT COUNTY, KANSAS



### BIDDING SHALL NOT END PRIOR TO OCTOBER 4, 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 November 4, 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

This Grant County agricultural property is being offered for sale by Private Auction – Bid by Phone – Bid by October 4, 2022. This 320+/- acre farm property with producing mineral rights is located in southwest Grant County, Kansas. 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: South on KS HWY 25 to County Road 21, then west 4 ½ miles. NE corner of north tract begins. Signs are posted.

Legal Description: NW/4 and SE/4 of S24-T30-R38W Grant County, KS.

Acres: 320 Auction Acres

Taxes: 2021 - \$587.78

Tenant: Property is selling subject to the tenant's rights. Verbal agreement is 1/3 landlord share and 2/3 tenant share terminating upon Fall 2022 harvest.

Crops: 2022 - Milo. Buyer shall receive the landlord's 1/3 share of the 2022 planted milo. Chemical, Fertilizer and Insurance expenses are unknown prior to publication, but 1/3 share shall be the responsibility of the buyer.

Possession: Acreage with 2022 planted milo crop shall be upon closing and after the 2022 harvest, or November 15, 2022, whichever happens first.

Soils: Predominately Class III Richfield silt loams with 0-1% slopes.

FSA: Farmland 316.27 acres, DCP Cropland 316.27 acres

Crop	Base	Acres	PLC Yield
Wheat	132.21	33	
Corn	71.29	150	
Total Base Acres	203.5		

Minerals: \$13,000 annual average over the past 5 years with Scout Energy as the operator. Contact the office for renditions.

Well Name	R Kempley D#1	R Kempley D#2	R Kempley D#3
Well API #	#067-00582	#067-20079	#067-20718
Well Depth	2,691 ft	2,988 ft	2,800 ft
Drill Date	1951	1971	1988

WI Decimal	.8750	.8750	.8750
RI Decimal	.1250	.1250	.1250
Seller's Interest	.046875	.046875	.046875

Production			
2017	11,608 Mcf	3,578 Mcf	16,822 Mcf
2018	10,858 Mcf	3,400 Mcf	16,501 Mcf
2019	10,464 Mcf	2,813 Mcf	16,503 Mcf
2020	9,026 Mcf	4,301 Mcf	12,888 Mcf
2021	9,552 Mcf	2,282 Mcf	15,193 Mcf



STUTZMAN REALTY  
& AUCTION LLC