

# 1,212 +/- ACRES CRP/FARMLAND/MINERALS - NORTON, GRAHAM AND ROOKS COUNTY, KANSAS

Available in Seven Tracts

## TRACT #4 - SE/4 of S17-T6-R22

Graham County, KS 160 Acres

This cropland tract consists of a mostly Class II, III and IV soils featuring Holdrege, Coly and Ulysses silt loams. The terrain is varied with slopes, but features terraced dirt work.

**Directions:** Intersection of US HWY 283 and County Road 368 – 1 mile east, 1 mile north, then 1 ½ mile east. SW corner of property begins.

**Acres:** 160 Auction Acres

**Taxes:** 2019 – \$1,476.49

**Minerals:** Included but non-producing.

**Crops:** 160+/- acres are planted to 2020 corn. Buyer shall receive the landlord's 1/3 share. Buyer shall reimburse the seller for the landlord's share of expense, if any.

**Possession:** Possession shall be upon Closing and after the 2020 corn harvest, or November 15, 2020 unless other arrangements are made between the tenant and buyer.

## FSA INFORMATION

### DCP Cropland 154.25 Acres

	Base Acreage	PLC Yield
Wheat	83.20 acres	38
Corn	.30 acres	51
Grain Sorghum	22.70 acres	50
Soybeans	.60 acres	19
Barley	12.30 acres	38
<b>Total Base Acres</b>	<b>119.10 acres</b>	

## TRACT #5 - SE/4 of S24-T6-R23

Graham County, KS 160 Acres

This tract consists of a mostly Class II, III and IV soils featuring Holdrege and Coly and silt loams. The terrain is varied with some slopes.

**Directions:** Intersection of US HWY 283 and County Road 368 – ½ mile east. SW corner of property begins.

**Acres:** 160 Auction Acres

**Taxes:** 2019 – \$1,410.07

**Minerals:** Included but non-producing.

**Crops:** 160+/- acres are planted to 2020 corn. Buyer shall receive the landlord's 1/3 share. Buyer shall reimburse the seller for the landlord's share of expense, if any.

**Possession:** Possession shall be upon Closing and after the 2020 corn harvest, or November 15, 2020 unless other arrangements are made between the tenant and buyer.

## FSA INFORMATION

### DCP Cropland 147.79 Acres

	Base Acreage	PLC Yield
Wheat	79.90 acres	38
Corn	.30 acres	51
Grain Sorghum	21.30 acres	50
Soybeans	.50 acres	19
Barley	11.80 acres	38
<b>Total Base Acres</b>	<b>113.80 acres</b>	

## TRACT #6 - NW/4 of S36-T6-R24

Graham County, KS 160 Acres

This tract of CRP features rolling hillsides with mature trees and seasonal water supplies throughout the eastern edge of the property. Located remotely in Kansas Deer Unit 1, this property boasts a high population of Whitetail Deer and upland birds.

**Directions:** Intersection of US HWY 283 and County Road 380 – 6 miles west to County Road 210, then ½ mile north. SW corner of the property begins.

**Acres:** 160 Auction Acres

**Taxes:** 2019 – \$340.10

**Minerals:** Included but non-producing.

## **CRP Contract #1935B**

148.11 Acres

Rental Rate of \$37.41 per acre

Annual Contract Payment of \$5,541.00

Contract expires 09-30-2020

Buyer shall receive the entire 2020 CRP and any subsequent payment(s).

## TRACT #7 – 50 % Royalty Interest to and in the S/2 of S31-T6-R20 Rooks County, KS

A total of two (2) producing oil wells are located on the SW/4 and SE/4. The SE/4 features a tank battery and two wells. One of the wells (SW 2) is believed to be capped and without production. The other well (SE 1) is active and producing. These active wells were completed in 2009 and have had consistent production over the past 11 years.

**Directions:** Intersection of US HWY 283 and County Road 370 – 4 miles east, 1 mile north, 10 miles east to Rooks County Road 2, then 1 ½ miles south. NE Corner of property begins.

**LEGAL ADDRESS:** 50% Royalty Interest (ROI) to and in the SE/4 & SW/4 of S31-T6-R20 Rooks County, KS.

**LEASE OPERATOR:** Bowman Oil Company

**WELL NAME:** Lunney / Schuck SE 1

**WELL NAME:** Lunney / Schuck SW 2



**TERMS:** Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Seller 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 Rooks County Title, 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 1, 2020. Announcements during sale take precedence over published information. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.

**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 subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. Property is selling subject to the owner's confirmation. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.

## **ROYALTY INTEREST: .07812500**

**2020 Production – 650 Bbls \$6,021.78 YTD**

**2019 Production – 2,624 Bbls \$14,906**

**2018 Production – 2,640 Bbls \$10,438**

**2017 Production – 2,802 Bbls \$15,400**

**2016 Production – 2,957 Bbls \$9,800**

**2015 Production – 3,109 Bbls \$ --NA--**



# BIDDING WILL NOT END PRIOR TO SEPTEMBER 1, 2020



**RANCH**  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE

**STUTZMAN**  
REALTY & AUCTION LLC

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