

160 ACRE CRP & 640 ACRE MINERAL RIGHTS SEWARD COUNTY, KS



BIDDING SHALL NOT END PRIOR TO MAY 24, 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 American Title & Abstract Specialists in Liberal, 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 24, 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



Jerry Stutzman
(620) 353-9411

Contact United Country Stutzman Realty and Auction to inquire and bid on this combination of Seward County, KS CRP with mineral rights and Beaver County, OK mineral rights. One individual tract consisting of 160 acres surface and mineral rights in Seward County KS shall be offered in combination with the mineral rights in and to two Beaver County OK ¼ sections. Offered for sale by Private Auction – Bid by phone – Bid by May 24, 2022. Contact Tobias (Toby) Stutzman at the Ulysses, KS office (620) 356 - 1954 or (888) 818 - 1954 Or mobile (620) 952 - 1478.

Legal Address: Surface and mineral interests to and in the SE/4 of S13-T33-R34 and an undivided 1/3 interest to and in the SW/4 of S4-T34-R32 Seward County, KS & An undivided 1/6 interest and an additional participating interest in an undivided 1/6 interest to the NE/4 of S27-T6-R21 and An undivided 1/6 interest and an additional participating interest in an undivided 1/6 interest and to the NE/4 of S26-T6-R22 Beaver County, OK.

Directions:From Liberal, KS: 6 miles north on US Hwy 83 to KS HWY 51 interchange, then two miles west. SE Corner of property begins. Signs are posted.

Acres:160 Auctions Acres. 160 surface acres are selling with the interest of 640 mineral acres.

Taxes: 2021 KS Real Estate - \$76.18 / 2021 KS Royalty Interest - \$138.34.

Native Grass: 40+/- acres are in native grass. Lease has been verbal with no additional value.

CRP: Contract # 11302A has 120.20 acres enrolled with a Rental Rate of \$16.00 per acre for an Annual Payment \$1,923.00 Expiring on 09/30/2030. Buyer shall receive the entire 2022 payment.

FSA:
156.24 acres Farmland and 155.88 acres Cropland

Crop	Base Acres	PLC Yield
Wheat	17.7	25
Grain Sorghum	17.98	56
Total Base Acres	35.68	

Possession: CRP and Mineral shall be immediate upon closing.

Soil Types: Predominately Class IV Eva-Optima-Dalhart complex with 0-5% slopes.

Minerals: Mineral interests to and in the SE/4 of S13-T33-R34 and an undivided 1/3 interest to and in the SW/4 of S4-T34-R32 Seward County, KS & An undivided 1/6 interest and an additional participating interest in an undivided 1/6 interest to the NE/4 of S27-T6-R21 and An undivided 1/6 interest and an additional participating interest in an undivided 1/6 interest and to the NE/4 of S26-T6-R22 Beaver County, OK.

Production History

Kansas Lease Holder	2020	2021	2022
Edison Operating	\$228.31	\$791.13	\$190.28
Wynn-Crosby	\$31.38	\$132.51	\$100.94
Oklahoma Lease Holder			
Encino Energy	\$96.50	\$0.00	\$0.00
Raydon	\$31.59	\$297.28	\$261.04
Totals	\$387.78	\$1,220.92	\$552.2



STUTZMAN REALTY
& AUCTION LLC