

640 ACRE NON-IRRIGATED CROPLAND BACA COUNTY, COLORADO



BIDDING SHALL NOT END PRIOR TO MAY 31, 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 Bison Title in Lamar, Colorado, 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 July 1, 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 & Auction to inquire and bid on these three (3) individual tracts of non-irrigated cropland. Located in Eastern Colorado, these Baca County tracts are available by Private Auction - Bid by telephone - Bid by May 31, 2022. All three tracts are located east of Colorado HWY 89 and near Colorado HWY 116. Signs are posted.

To learn about the bidding process, the current bid or to place a bid, contact Tobias (Toby) Stutzman at the Ulysses KS office (620) 356-1954 or (888) 818-1954 or mobile (620) 952-1478.

TRACT #1 – 160+/- Acres Non-Irrigated Cropland

LEGAL ADDRESS: NW/4 of S24-T28-R42 Baca County, CO. 160 Auction Acres.

TAXES: 2021 - \$331.96

MINERALS: Included but not producing. Believed to be 100% seller owned.

POSSESSION: Immediately upon signed contract and receipt of Earnest Money.

SOILS: Predominately Class III Ulysses-Norka silt loams with 0-3% slopes

CROPS: 2021 Milo Stalks.

FSA Information: DCP Cropland – 161.38 Acres. Wheat BA of 74.20 with PLC Yield of 23, Grain Sorghum BA of 14.9 with PLC Yield of 22 and Barley BA of 1.3 with PLC Yield of 31.

TRACT #2 – 320+/- Acres Non-Irrigated Cropland

LEGAL ADDRESS: W/2 of S25-T28-R42 Baca County, CO. 320 Auction Acres.

TAXES: 2021 - \$663.80

MINERALS: Included but not producing. Believed to be 100% seller owned.

POSSESSION: Immediately upon signed contract and receipt of Earnest Money.

SOILS: Predominately Class III and IV Wiley and Ulysses-Norka silt loams with 0-3% slopes.

CROPS: 2021 Milo Stalks.

FSA INFORMATION: DCP Cropland – 306.32 Acres. Wheat BA of 143.20 with PLC Yield of 23, Grain Sorghum BA of 28.8 with PLC Yield of 22 and Barley BA of 2.4 with PLC Yield of 31.

TRACT #3 – 160+/- Acres Non-Irrigated Cropland

LEGAL ADDRESS: NE/4 of S7-T29-R41 Baca County, CO. 160 Auction Acres.

TAXES: 2021 - \$331.90

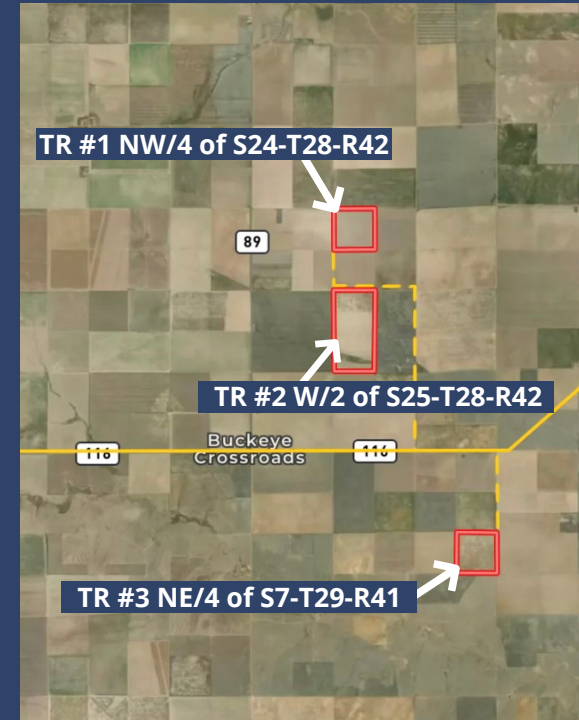
MINERALS: Included but not producing. Believed to be 100% seller owned.

POSSESSION: Immediately upon signed contract and receipt of Earnest Money.

SOILS: Predominately Class III Ulysses-Norka silt loams with 0-3% slopes.

CROPS: 2021 Milo Stalks.

FSA INFORMATION: DCP Cropland – 161.47 Acres. Wheat BA of 79.5 with PLC Yield of 38 and Barley BA of 16.7 with PLC Yield of 33.



**STUTZMAN REALTY
& AUCTION LLC**