

**Jerry Stutzman**  
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TO SELL BY PRIVATE AUCTION

**265 (+/-) AUCTION ACRES of ESTABLISHED CRP**  
**STANTON COUNTY, KANSAS**

**BIDDING WILL NOT END PRIOR TO NOVEMBER 15, 2016**

**CALL NOW TO BID**  
**(620) 356-1954**

**WWW.STUTZMANREALTY.COM**

**CONTACT US IF YOU HAVE LAND TO SELL, WE HAVE THE BUYERS**

CONTACT OUR  
OFFICE FOR A  
**FREE ,**  
**NO**  
**OBLIGATION**  
**CONSULTATION.**



#### LEGAL DESCRIPTION:

**Tract #1** - 145.0 Acres Surface & Water rights only in and to the NW/4 of 35-29-43, Stanton County, KS

**Tract #2** - 120 Acres Surface & Water rights only in and to the NW/4 of 22-29-43, Stanton County, KS

Tenant: Dennis D. Stewart; 20% share of CRP Payment

#### 2015 TAXES:

**Tract #1** - \$639.14

**Tract #2** - \$393.91

**DESCRIPTION:** 265 +/- Acres of Established CRP in Western Stanton County, KS

**Tract #1:** 144.4 Acres (Contract #1073). Expires 09/30/2025. \$31.42 Rate Per Acre - \$4,537.00 Annual Payment. Year 2017 payment is to transfer to the new Buyer.

**Tract #2:** 106.9 Acres (Contract #1072). Expires 09/30/2025. \$29.12 Rate Per Acre - \$3,113.00 Annual Payment. Year 2017 payment is to transfer to the new Buyer.

#### DIRECTIONS:

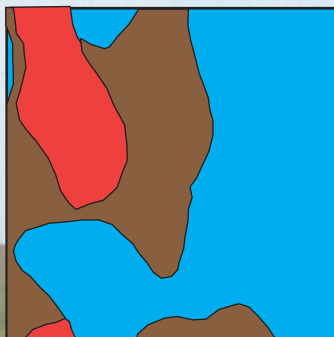
From Johnson, KS  
**Tract #1** - West on HWY 160 for 13 Miles to CR X (SW Corner of Tract #1 Begins)

**Tract #2** - From Tract #1 - North 1 1/4 Miles to CR 17, then West 1 Mile, then North 1/2 Mile (SW Corner of Tract #2 Begins). Signs Posted.

**MINERALS:** None Included

**POSSESSION:** Upon closing

### TRACT 1



13.2% Colby Silt Loam,  
1 to 3% Slopes  
55.9% Richfield Silt Loam,  
0 to 1% Slopes  
30.9% Ulysses Silt Loam,  
0 to 1% Slopes

**114.1**  
**CRP ACRES**

**30.3**  
**CRP ACRES**

### TRACT 2



8.3% Colby Silt Loam,  
3 - 6% Slopes  
3.2 % Satanta Fine Sandy Loam,  
0 - 1% Slopes  
5.0% Satanta Fine Sandy Loam,  
1 - 3% Slopes  
68.5% Ulysses Silt Loam,  
1 - 3% Slopes  
8.6% Ulysses Silt Loam,  
3 - 6% Slopes  
6.4% Vona Loamy Fine Sand,  
5 - 15% Slopes

**106.9**  
**CRP**  
**ACRES**

**8.88**  
**Acres**  
**Native**  
**Grass**

**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 Frazee Abstract & Title, Syracuse, 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 December 15, 2016. Announcements during sale take precedence over published information. Selling subject to sellers confirmation. 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. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.

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