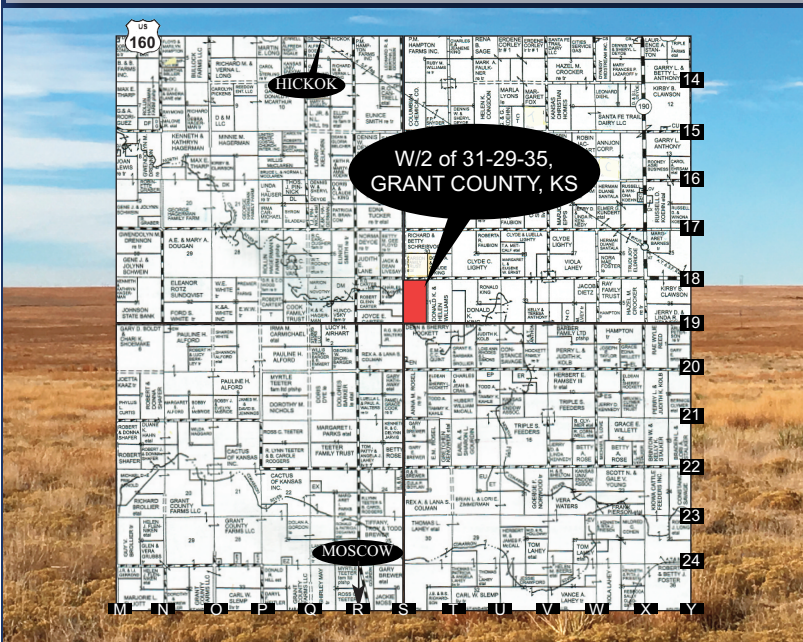


320(+/-) Auction Acres Native Grass Grant County, Kansas



W/2 of 31-29-35,
GRANT COUNTY, KS



Jerry Stutzman
620-353-9411

CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM



Tobias Stutzman
620-952-1478

CONTACT OUR OFFICE FOR A FREE ,
NO OBLIGATION
CONSULTATION.

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

BIDDING WILL NOT END PRIOR TO
FEBRUARY 28, 2017

320 +/- ACRES NATIVE GRASS RECREATIONAL/HUNTING

LEGAL: W/2 of 31-29-35,
GRANT COUNTY, KS

2016 TAXES: \$100.59

DIRECTIONS: From Ulysses: 9 Miles East on Highway 160
to Road R, then 5 Miles South to Road 18, then 1 Mile East to
Northwest corner of Property. (Signs Posted)

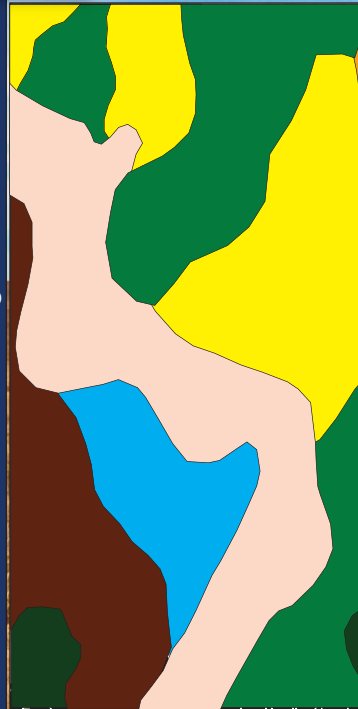
MINERALS: None

CROPS: All Native Grass Pasture

POSSESSION: Upon Closing

TENANT: None

DESCRIPTION: 320 +/- Acres GRASS PASTURE and
HUNTING property with 4 wire fence (some repair needed).
This has not been pastured for the last few years and there is
plenty of growth. There is a water well with submersible pump
and windmill that is selling "as-is, where is". No well
information is known and it is currently not in working
condition. Access to the water well is 1 mile East of
intersection of Road R and Road 19 to the SW corner of
property. Located in Deer unit 18 with Kansas Department of
Wildlife, Park & Tourism.



26.7% Glenberg soils, occasionally flooded
21.9% Bridgeport fine sandy loam, rarely flooded
0.6% Colby-Ulysses complex, 3-6% slopes
14.2% Manter fine sandy loam, 1-3% slopes
24.9% Otero-Manter fine sandy, 1-3% slopes
2.9% Valent-Vona loamy fine sands, 3-15% slopes
8.7% Vona loamy fine sand, 0-5% slopes

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, 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 March 28, 2017. 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. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.

BIDDING WILL NOT END PRIOR TO FEBRUARY 28, 2017