

DESCRIPTION: Seward County, KS. 118.3 +/- acres of expired CRP farmland and non-producing mineral rights. This property is located northeast of Liberal, KS and is suitable for farming, development, recreation and hunting. The surface and mineral rights are being offered as one tract only.

LEGAL DESCRIPTION: NW/4 of NW/4 and S/2 of NW/4 of S23-T24-R33 Less ROW.

DIRECTIONS: From Liberal, KS: From the intersection of HWY 83 and County Road 7 (Salley Road) go 2 miles east. NW corner of property begins.

OR ALSO: From Liberal, KS: From the intersection of HWY 83 and Tucker Road: 1/8 mile east on Tucker Road to Country Estates Road, then north 1 mile to Salley Road, then 1 mile east. NW Corner of property begins. Signs are posted.

MINERALS: Included, but non-producing.

TENANT: None

TAXES: 2017 - \$268.22

NOTE: Private Auction – Bid By Telephone. Property is selling subject to the owner's confirmation.

*Agricultural * Commercial * Residential*
BIDDING WILL NOT END PRIOR TO
JUNE 5, 2018

EXPIRED CRP & NATIVE GRASS



Tobias Stutzman
(620)952-1478

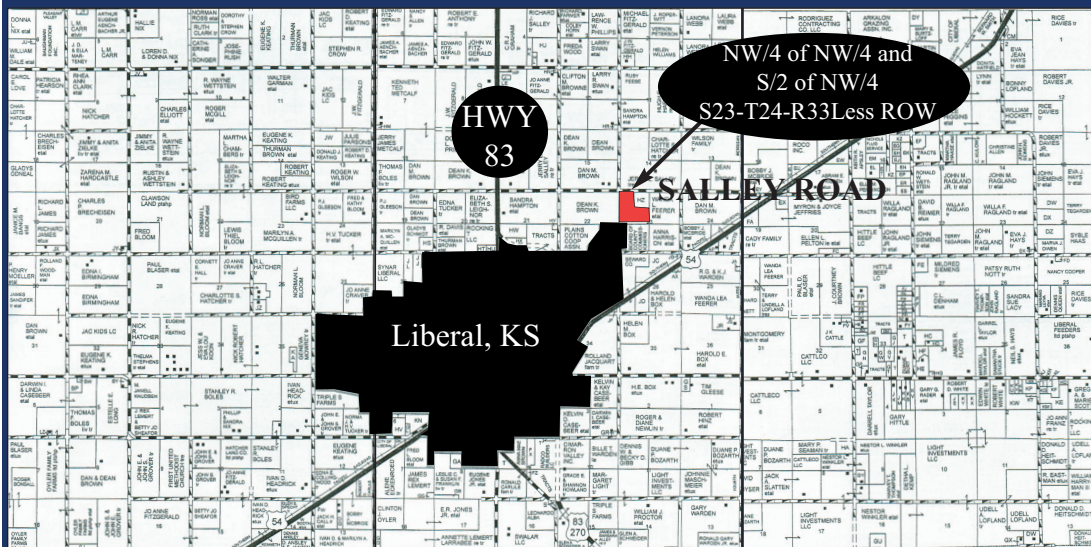
CALL NOW TO BID
(620) 356-1954

WWW.STUTZMANREALTY.COM



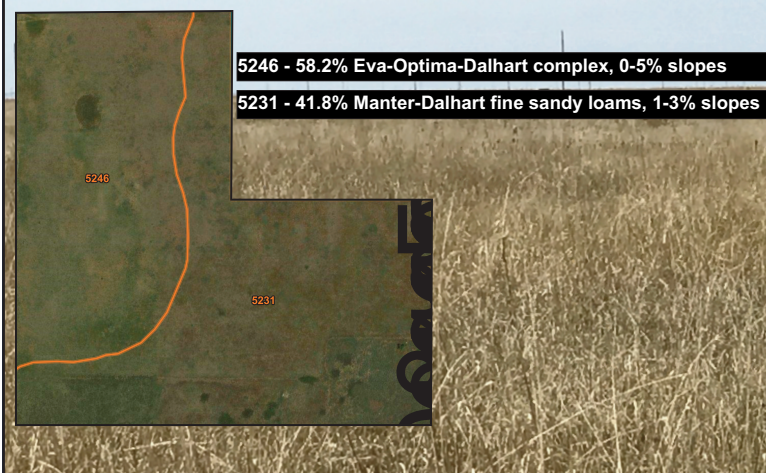
Jerry Stutzman
(620)353-9411

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



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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 American Title Inc., 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 10, 2018. 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.

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