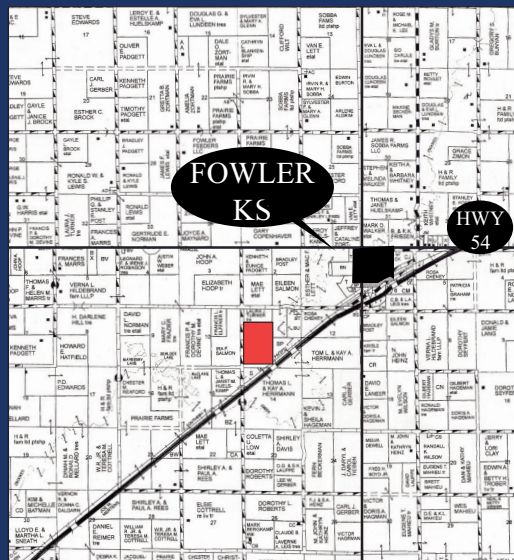




NATION WIDE COVERAGE

**Stutzman Realty
& Auction LLC**

212 N. Main St./PO Box 487 Ulysses, Kansas 67880



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

PRIVATE Auction

*Agricultural
Commercial
Residential*

TO SELL BY PRIVATE AUCTION

240 (+/-) Acres CRP & Mineral Rights

Meade County, Kansas

BIDDING WILL NOT END PRIOR TO MAY 17, 2016



Jerry Stutzman
620-353-9411



Tobias Stutzman
620-952-1478

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

WWW.STUTZMANREALTY.COM

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



DESCRIPTION: This 240 +/- Acre tract of land is located in Eastern Meade County, Kansas. Situated along US HWY 54. This property boasts CRP Income of \$12,163.00 annually. The land is mostly level, but has a low-level area and some trees that provide cover to the residing white tail deer. An abandoned water well is situated on the property.

DIRECTIONS: From Fowler, KS: 2 miles west on US HWY 54 to County Road 24, then ¼ mile north on County Road 24 (SW corner of property begins)(Signs are posted).

LEGAL DESCRIPTION: Surface and Partial Mineral Rights to and in the SW/4 & S/2 of NW/4 of Section 11, Township 31, Range 27W - Meade County, KS

MINERALS: No production at this time.

Included shall be all of the Seller's interests

- a. 50% of SW/4 of 11-31-27
- b. 100% of S/2 of NW/4 of 11-31-27

ACRES: 240 +/-

TENANT: None

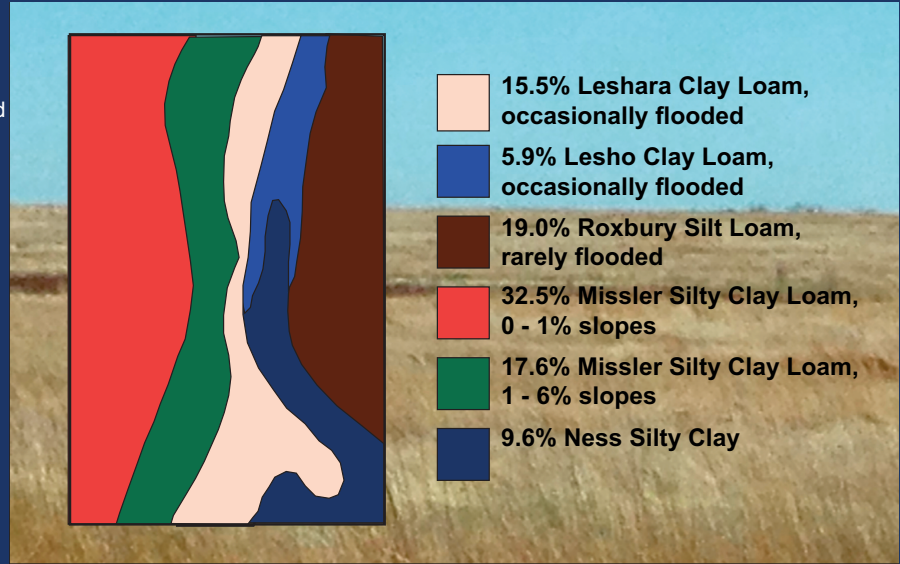
2015 TAXES: \$779.82

CRP CONTRACT(S): Seller shall retain 2015/2016 Payments # 10255B – 158.0 Acres / Rental Rate of \$55.24 per Acre Expires 09/30/2023 Annual Payment of \$8,778.00

#10153B – 42.7 Acres / Rental Rate of \$41.85 per Acre Expires 09/30/2022 Annual Payment of \$1,787.00

#10151B – 38.5 Acres / Rental Rate of \$41.50 per Acre Expires 09/30/2022 Annual Payment of \$1,598.00

POSSESSION: Upon Closing.



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 Meade County Title Company, Inc Meade Co., 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 June 15, 2016. Announcements during sale take precedence over published information. Selling subject to owners 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.

BIDDING WILL NOT END PRIOR TO MAY 17, 2016