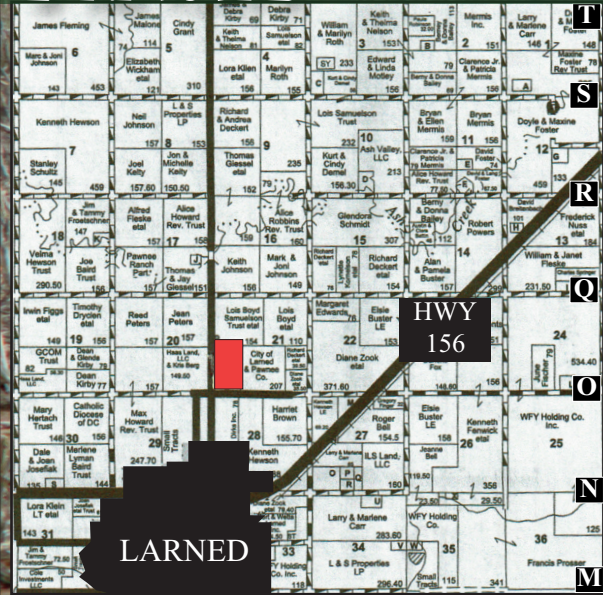


PRIVATE AUCTION

**80 (+/-) AUCTION ACRES
PRIME DEVELOPMENT LAND,
AGRICULTURAL FARMLAND &
HUNTING POSSIBILITIES!
PAWNEE COUNTY, KANSAS**

BIDDING WILL NOT END PRIOR TO MARCH 15, 2016



Agricultural * Commercial * Residential

LEGAL: W/2 OF SW/4 OF S21-T21-R16W,
PAWNEE COUNTY, KS

DIRECTIONS: Larned, Kansas: from Intersection of 14th St (Highway 156) and Toles Ave, 1 mile North to SW corner of property known as intersection of O Road and 110th Ave (Signs posted)

DEVELOPMENT : Prime land for possible residential or commercial use with paved road on West and South Sides.

AGRICULTURAL: Mostly level dryland farmground located on the North edge of Larned with 0 to 1% slope and all Harney silt loam soil.

HUNTING POTENTIAL: There is a 10 acre plot of expired CRP grass with cedar trees and sandhill plum bushes as cover near NW corner of property.

2015 TAXES: \$738.72

TENANT FARMER: NONE

CROPS: Currently Milo stalks—(except for the 10 acre tract of grass and trees/bushes).

POSSESSION: All surface rights upon closing

MINERALS: Sellers shall retain all mineral rights for 10 years after closing date and then Sellers shall retain all mineral rights for as long as there is mineral production. After 10 years from closing date, if there is no mineral production, minerals shall pass to the Buyer.

FSa INFORMATION:

CROP	BASE ACRES	PLC YIELD
WHEAT	38.5	36
GRAIN SORGHUM	26.0	62

www.stutzmanrealty.com

10 +/-
Acres
Grass &
Trees

70+/- Acres
Milo Stalks



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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 Taylor Abstract & Title Company, Larned, 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 April 14, 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.