



**Stutzman Realty
& Auction LLC**

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

TO SELL BY PRIVATE AUCTION
160(+/-) Auction Acres Dryland Farmground
Grant County, Kansas

BIDDING WILL NOT END PRIOR TO February 23, 2016

CONTACT OUR OFFICE FOR A FREE , NO OBLIGATION CONSULTATION.

CALL NOW TO BID
(620) 356-1954

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



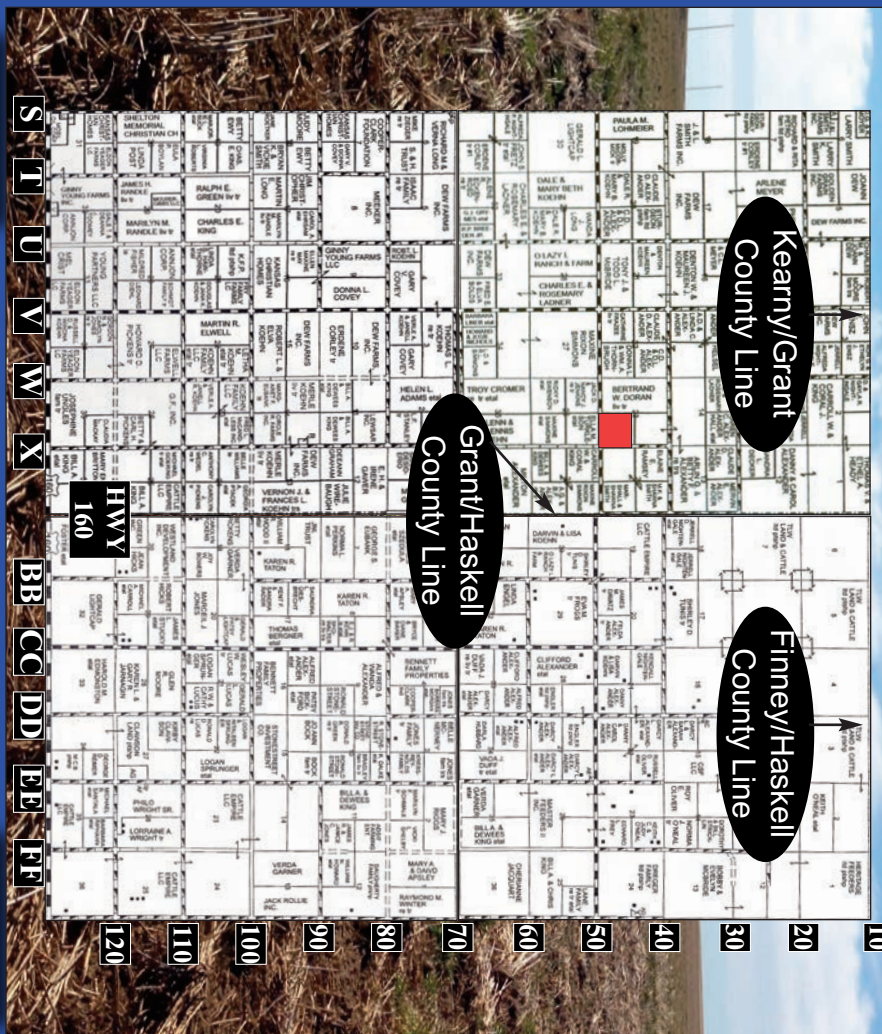
**Stutzman Realty
& Auction LLC**
Agricultural Commercial Residential



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160 (+/-) Auction Acre Dryland Farmground
Grant County, Kansas

PRIVATE
Auction
Stutzman Realty & Auction

BID BY PHONE 620-356-1954

BIDDING WILL NOT END PRIOR TO FEBRUARY 23, 2016

TO SELL BY PRIVATE AUCTION - BID BY PHONE 620-356-1954

LEGAL: SE/4 of 23-27-35, Grant County, KS

DIRECTIONS: From Ulysses, KS: HWY 25 north 6 miles to CR 5, then East for 13 ½ miles (SW Corner of Property Begins) (Signs Posted). From HWY 83 and CR 50: 13 Miles West. (SE Corner of Property).

DESCRIPTION: 160 +/- Acres of Dryland Farmground

TAXES 2015: \$380.94

MINERALS: NONE

TENANT FARMER: NONE

POSSESSION: 152 (+/-) Acres Upon Closing, the Balance of 8 (+/-) Acres after 2016 Wheat Harvest

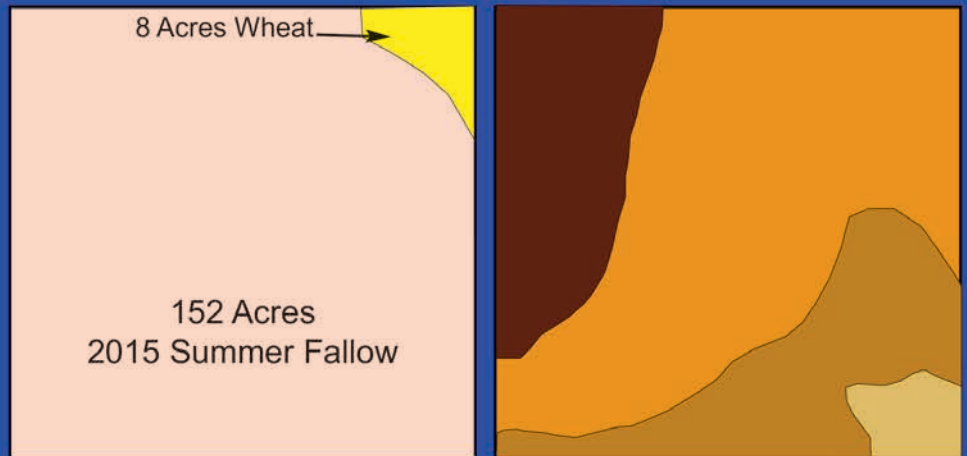
CROPS: : 152+/- Acres 2015 Summer Fallow and 8 +/- Acres 2016 Wheat

FSA INFORMATION:

CROP	BASE ACRES	PLC YIELD
WHEAT	77.1	44
CORN	31.2	214
GRAIN SORGHUM	3.9	60

DISCLOSURE: There is a headstone located near the NE corner of the property.

160 (+/-) AUCTION ACRES DRYLAND FARMGROUND - GRANT COUNTY, KANSAS



- 21.2% Goshen Silt Loam, rarely flooded
- 3.7% Pleasant Silty Clay Loam, ponded
- 55.1% Ulysses Silt Loam, 0 to 1% slopes
- 32.6% Ulysses Silt Loam, 1 to 3% 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 and 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 March 16, 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.



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& Auction LLC**

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