



**Stutzman Realty
& Auction LLC**

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

TO SELL BY PRIVATE AUCTION
417 (+/-) Auction Acres Surface and Mineral Rights
Gray County, Kansas

BIDDING WILL NOT END PRIOR TO FEBRUARY 9, 2016

CONTACT OUR OFFICE FOR A FREE , NO OBLIGATION CONSULTATION.

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(620) 356-1954

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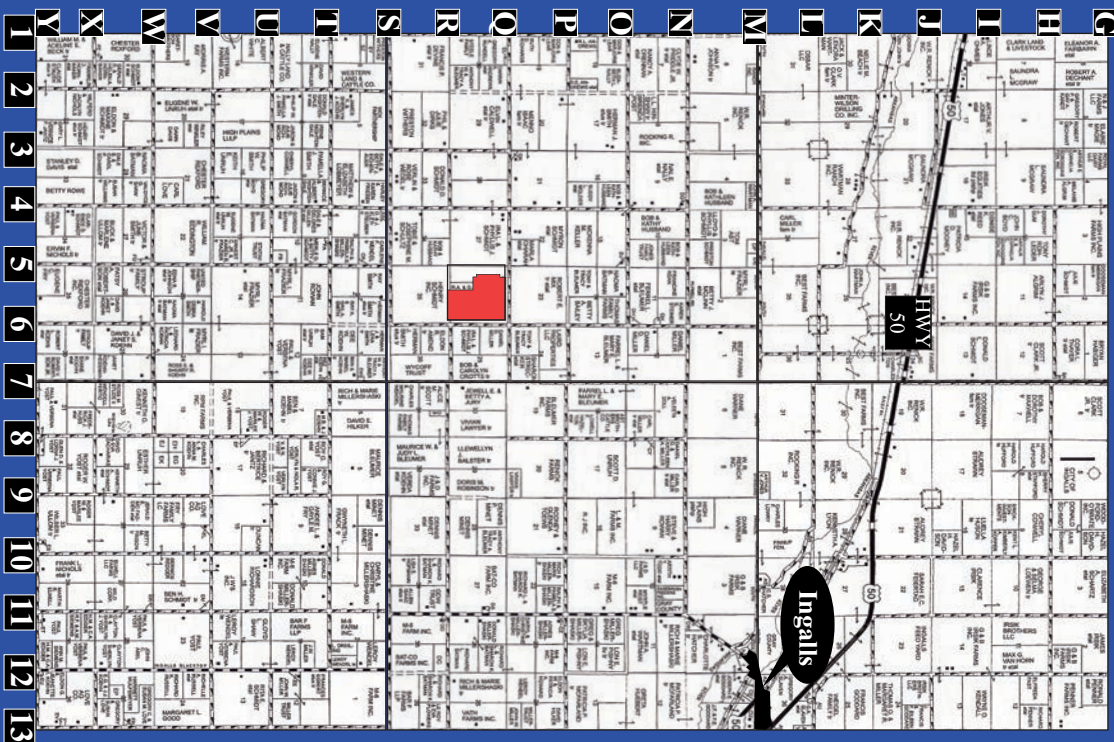
IF IT'S IMPORTANT TO YOU, IT'S IMPORTANT TO US



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



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



PRIVATE
Auction

BID BY PHONE 620-356-1954

Stutzman Realty & Auction

**417 (+/-)
Auction Acre
Surface and
Mineral Rights
Gray County,
Kansas**



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

417 AUCTION ACRES – SURFACE AND MINERAL RIGHTS - GRAY COUNTY, KANSAS

LEGAL: NE/4 and SE/4 and 96 Acre Tract in the W/2 – All in S26 – T26 – R30W, Surface and Mineral Rights, Gray County, KS.

DIRECTIONS: From Ingalls, KS (Intersection of HWY 50 and Main Street): 5 Miles South on CR 11 to CR R, then 5 Miles West to property (SE Corner begins).
(Signs are posted)

DESCRIPTION: Mostly level dryland farmground located southwest of Ingalls, KS. Mineral rights (non-producing) are included.

MINERAL RIGHTS: Intact - Non-producing

TAXES 2015: \$1,316.00

TENANT FARMER:

Ray A. Smith (620) 521-2982
New Buyer(s) shall receive the Landlord's Share (1/3) of 2016 Wheat Crop.
New Buyer(s) shall reimburse the Tenant Farmer \$2,412.60 in expenses of chemical and chemical application.

POSSESSION:

2015 Milo Stalks - (139 +/- Acres) - after 2016 Spring Grazing or by April 15, 2016.

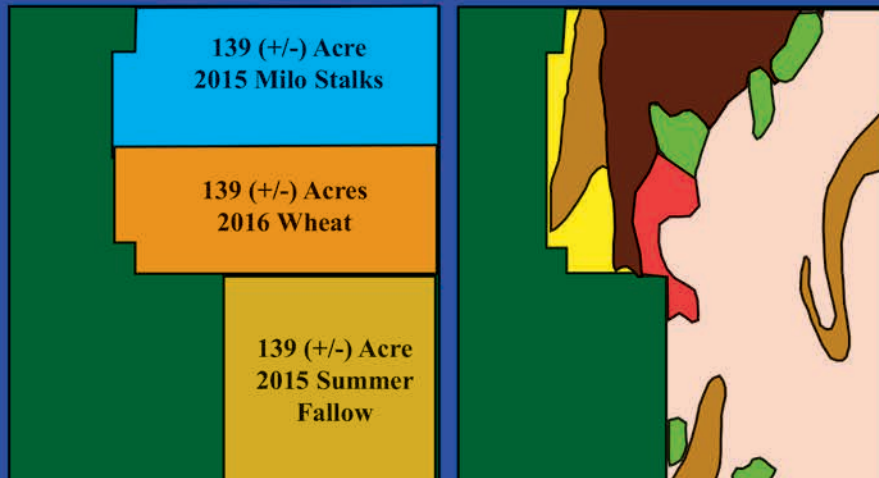
2016 Wheat - (139 +/- Acres) after 2016 Wheat Harvest.

2015 Summer Fallow - (139 +/- Acres) - Upon Closing.

CROPS: 139 Acres - 2015 Milo Stalks
139 Acres – 2016 Wheat
139 Acres – 2015 Summer Fallow

FSA INFORMATION:

CROP	BASE ACRES	PLC YIELD
WHEAT	168.35	35
GRAIN SORGHUM	168.35	49



- 55.1% Manter Fine Sandy Loam, 0 - 1% slopes
- 13.7% Manter Fine Sandy Loam, 1 - 3% slopes
- 17.1 Satanta Loam, 0 to 1% slopes
- 3.8% Lubbock Loam, 0 - 1% slopes
- 5.6% Ness Clay
- 4.9% Pratt Loamy Fine Sand, 1 - 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 High Plains Title, LLC – Dodge City, KS, 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 10, 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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