



**Stutzman Realty
& Auction LLC**
212 N. Main/P.O. Box 487
Ulysses, Kansas 67880

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**TO SELL BY PRIVATE AUCTION
163 +/- ACRES DRYLAND & MINERALS
HASKELL COUNTY, KANSAS
BIDDING WILL NOT END PRIOR TO AUGUST 11, 2015**

CONTACT OUR OFFICE FOR A FREE , NO OBLIGATION CONSULTATION.



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

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

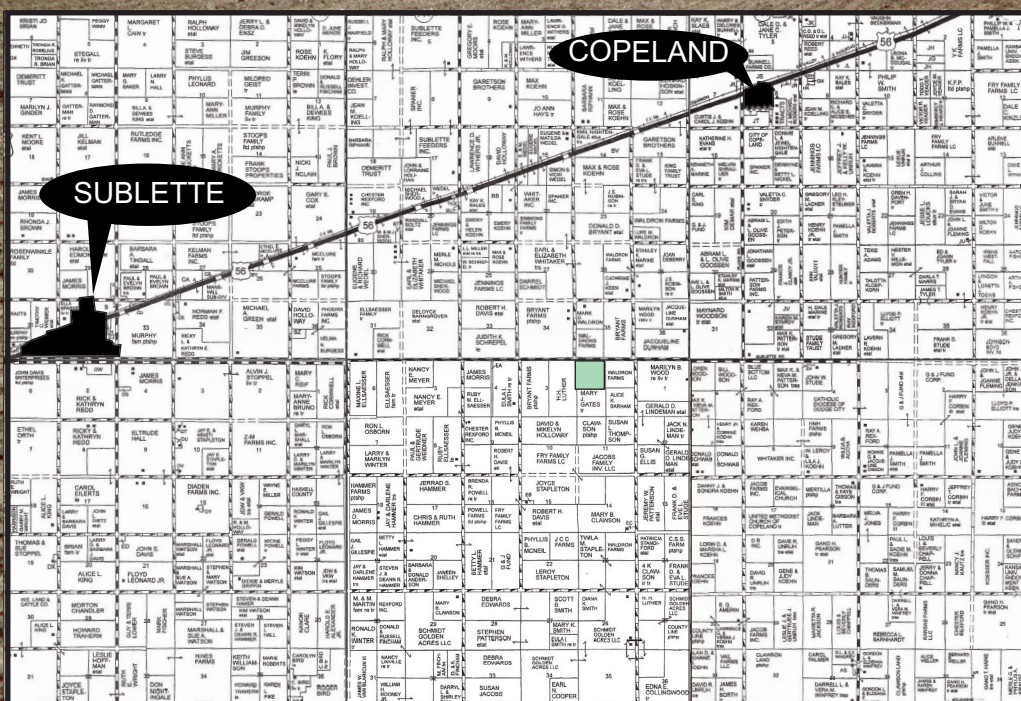


BID BY PHONE 620-356-1954

Stutzman Realty & Auction

**PRIVATE
Auction**

163 +/- Acres Dryland & Minerals - Haskell County, KS



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BIDDING WILL NOT END PRIOR TO AUGUST 11, 2015

**TO SELL BY PRIVATE AUCTION
163 +/- ACRES DRYLAND & MINERALS - HASKELL COUNTY, KANSAS**

LEGAL DESCRIPTION: Surface, Water and Mineral Rights in and to the NW/4 of 2-30-31W Haskell County, KS

ACRES: 163 (+/-)

DIRECTIONS: From Sublette, KS
Intersection of HWY 56 and HWY 83
East on CR 190 for 10 Miles.
(NW Corner of Property begins).
(Signs Posted)
From Copeland, KS
3 Miles West on HWY 56 to CR WW,
South on CR WW for 3 1/2 Miles.
(NW corner of Property begins).
(Signs Posted)

TAXES: 2014 - \$421.37

TENANT: Waldron Farms: Buyer is to receive Landlord Share (1/3) of 2015 Milo Crop. Tenant is willing to consider farming for new buyer.

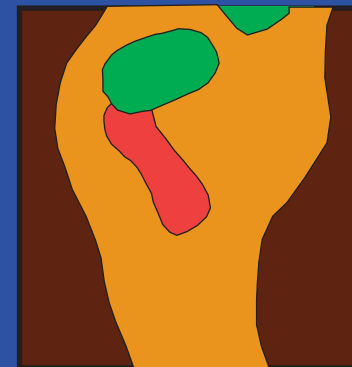
MINERALS: All of Seller's interest in and to the NW/4 of 2-30-31W Haskell County, KS. Currently, non-producing.

CROPS: Summer Fallow - Approx. 54 Acres
2015 Wheat - Approx. 54 Acres
2015 Milo - Approx. 54 Acres

FSA INFORMATION:

Crop	Base Acreage	PLC Yield
Wheat	73.40	34
Grain Sorghum	79.10	35

POSSESSION: After 2015 harvests (Unless new buyer and tenant make arrangements). Balance of open ground upon closing.



**2015 Milo
54 +/- Acres**

**2015 Summer Fallow
54 +/- Acres**

**2015 Wheat
54 +/- Acres**

- 42.3% Richfield silt loam, 0 to 1% slopes
- 5.1% Ulysses silt loam, 0 to 1% slopes
- 6.5% Ness clay
- 46.1% Spearville silty clay loam, 0 to 1% 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 Haskell County Title and Abstract in Sublette, 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 September 8, 2015. 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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