

TO SELL BY PRIVATE AUCTION
264 (+/-) Acres Surface & Water Rights
Grant County, Kansas
Bidding Will Not End Prior May 5, 2015

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



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BID BY PHONE



264 ACRES +/- SURFACE & WATER RIGHTS
GRANT COUNTY, KANSAS



SELLING FOR
ALAN & VICKI STEVENSON



Jerry Stutzman, Broker
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 stutzman@pld.com



Tobias Stutzman, Agent
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BIDDING WILL NOT END PRIOR TO MAY 5, 2015

PRIVATE AUCTION - Bid by May 5, 2015

264 Acres (+/-) Irrigated and CRP Farm Land Grant County Kansas

Selling for Alan & Vicki Stevenson

DIRECTIONS: from Ulysses, Kansas: 5 miles West on HWY 160 to Road E, then 3 mile North.

DESCRIPTION: All of Seller's surface and water rights in and to N/2 of 15-28-38, less S/4 of NW/4, less 16 acre home site in NE corner of NW/4 and NW corner of NE/4, Grant County, Kansas.

HOME SITE INFORMATION: Currently the Stevensons own 280 acres(+/-). They are reserving the home site (approximate 16 acres). Survey to be completed before closing date.

AUCTION ACRES: 264 (+/-)

TENANT:None

2014 TAXES on 280 acres: \$760.77

CROP LAND: 183 acres 2015 wheat

OPEN LAND: North half of circle on NW/4, 15-28-38

CRP LAND: NE/4—NE, SE and SW corners, NW/4—NW corner, small parcels in SW & SE corners
CRP Contract # 11004
Expiration: 9/30/29 100% of 2015 CRP payment to Buyer
CRP Acres 31.55 (+/-)
CRP payment per acre \$45.66
Total annual CRP payment \$1,440.57

NOTE: The owner of the South 40 acres of NW/4 has been cash leasing the 23 acre of the circle to the Sellers and has verbally agreed to continue a cash lease for that 23 acres to the Buyer.

MINERALS: None

POSSESSION: Upon closing

IRRIGATION WATER: File #GTZ2403

VESTED WATER RIGHT

Overlaps: 9521, 200 Acres Authorized
8576, 280 Acres Authorized
Pumping: 300 GPM as per owner

IRRIGATION EQUIPMENT:Sprinkler: One 1994 7 tower Zimmatic (Included)
Motor: None
Motor Shelter Cover: (Not included)
Gearhead: newly rebuilt (Included)
Pump: working, but needs new bowls, as per owner
IRRIGATION FUEL: Natural Gas—Atmos

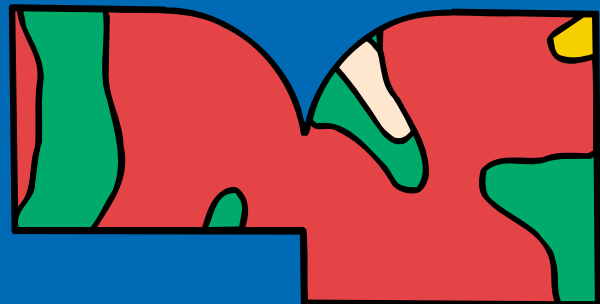
FSA INFORMATION:

| Crop | Base Acreage | Direct Yield | CC Yield |
|-------|--------------|--------------|----------|
| Wheat | 118.7 | 59 | 65 |
| Corn | 108.4 | 130 | 143 |

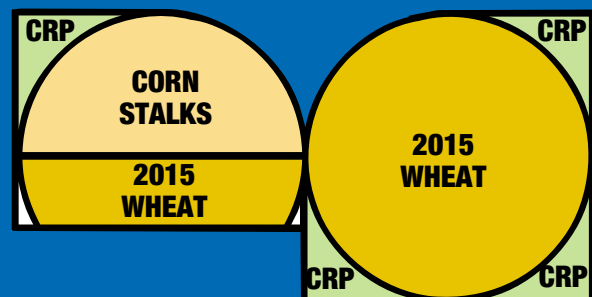


TERMS: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty Auction. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with American Title of Ulysses, 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 June 5, 2015. Announcements during sale take precedence over published information. Selling subject to owner 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.



- 1.2% Pleasant silty clay loam, ponded
- 71.6% Richfield silt loam, 0-1% slopes
- 24.7% Ulysses silt loam, 0-1% slopes
- 2.5% Ulysses-Colby silt loams, 1-3% slopes, eroded



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