

TO SELL BY PRIVATE AUCTION
307 (+/-) Acres Surface & Water Rights
Grant County, Kansas
 Bidding Will Not End Prior April 14, 2015

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



CONTACT OUR OFFICE FOR A FREE,
NO-OBLIGATION CONSULTATION.

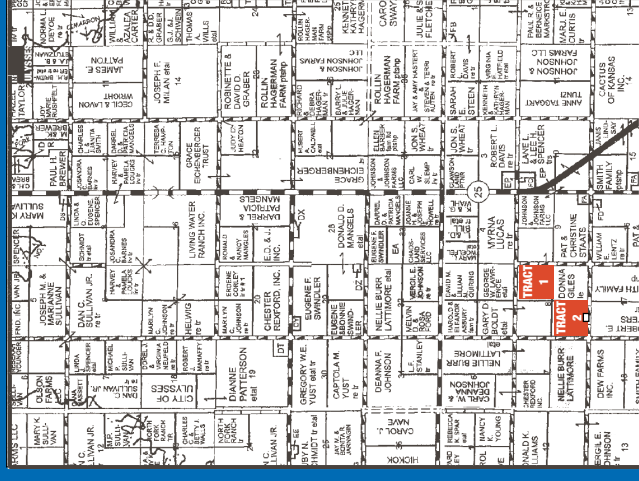
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BID BY PHONE



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



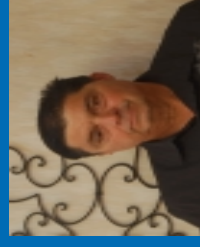
**SELLING FOR HAGERMAN FARM PARTNERSHIP,
 SALLIE REESE & RICHARD AND DEBRA HAGERMAN.
 (KANSAS LICENSED REAL ESTATE AGENTS)**



Jerry Stutzman, Broker
 Cellular (620) 353-9411
 Office (620) 356-1954
 stutzman@pld.com



www.stutzmanrealty.com



Richard Hagerman
 Sales Agent
 Cellular (620) 353-9191

BIDDING WILL NOT END PRIOR TO APRIL 14, 2015

SELLING FOR: Hagerman Farm Partnership, Sallie Reese & Richard and Debra Hagerman.
(KS Licensed Real estate Agents)

DESCRIPTION: CRP available in two separate tracts

DIRECTIONS: From Ulysses, KS – 8 miles South on HWY 25 to CR 20, then 1 Mile West (NE Corner of Tract #1 begins) and also 1 Mile West on CR 20 to CR H, then ½ Mile South (NW Corner of Tract #2 begins). Signs Posted.

TRACT #1 DESCRIPTION: All of Seller's Surface & Water Rights only in and to NE/4 of S8, T30, R37W Grant County, KS

ACRES: 157.5 (+/-) Acres

TENANT: NONE

TAXES 2014: \$330.94

MINERALS: NONE

CROPS: NONE

CRP: Contract # 10003A
155.63 Acres
Rate per Acre \$40.00
Annual Payment \$6,225.20
Expires 09/30/2021

POSSESSION: Upon Closing

TRACT #2 DESCRIPTION: All of Seller's Surface and Water Rights only in and to SW/4 of S8,T30, R37W Grant County, KS

ACRES: 150.2 (+/-) Acres

TAXES 2014: \$287.90

MINERALS: NONE

CROPS: NONE

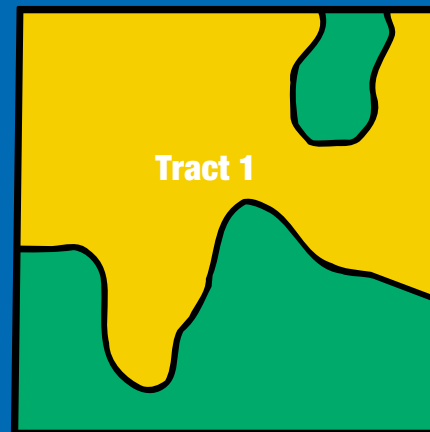
CRP: Contract # 10003A
149.59 Acres
Rate per Acre \$40.00
Annual Payment \$5,983.60
Expires 09/30/2021

POSSESSION: Upon Closing



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 May 14, 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.



57.8% Richfield silt loam, 0-1% slopes
42.2% Ulysses silt loam, 0-1% slopes



5.5% Richfield silt loam, 0-1% slopes
94.5% Ulysses silt loam, 0-1% slopes

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