

REAL ESTATE AUCTION

Property Information Packet

PUBLIC AUCTION

4,800 +/- ACRES ALL IN GRANT COUNTY, KANSAS - 30 QUARTERS - ALL IRRIGATED
OFFERED IN 15 TRACTS FROM 8 +/- ACRE TO 160 +/- ACRE TO 640 +/- ACRE
AND IN COMBINATIONS

Thursday, April 23, 2015 * 10:00AM

Auction Location: Grant County Civic Center - South Room
1000 W. Patterson Avenue - Ulysses, KS 67880



**Stutzman Realty
& Auction**

620-356-1954 | www.stutzmanrealty.com



Jerry Stutzman
Broker
620-353-9411



Licensed in Kansas & Oklahoma



Tobias Stutzman
Agent/Auctioneer
620-952-1478

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Email Stutzman@pld.com / Website: stutzmanrealty.com



WELCOME AUCTION BIDDERS,

On behalf of United Country Stutzman Realty and Auction, and the Sellers, we would like to welcome you to this auction event. Our main objective is to provide you with as much clear and accurate information to assist you in making a well-informed purchase.

The real estate auction process should not be complicated. We believe in creating an open and transparent environment for our clients by providing full disclosure, pertinent information and explanations about the auction process to make this event exciting and comprehensible. We are here to provide a service, so please let us know if you have any questions about the properties or the auction process.

Agricultural Land Auctions, whether in a Public format or Private format, have become increasingly popular over recent years. Both the buyers and sellers realize the advantages of an expedited sales process. Our professional services allow sellers to present their property to the marketplace and provide an opportunity for well-informed and well-qualified buyers to present their offers.

United Country Stutzman Realty and Auction has been recognized as a leader in real estate marketing. United Country, the largest fully-integrated real estate and auction organization in the United States, consistently delivers industry leading technology and results to our clients.

For more information about United Country Stutzman Realty and Auction, please visit our website: stutzmanrealty.com or email Stutzman@pld.com. In advance, thank you for your interest and attendance.

Respectfully,



Jerry Stutzman
Owner/Broker

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**Stutzman Realty
& Auction**

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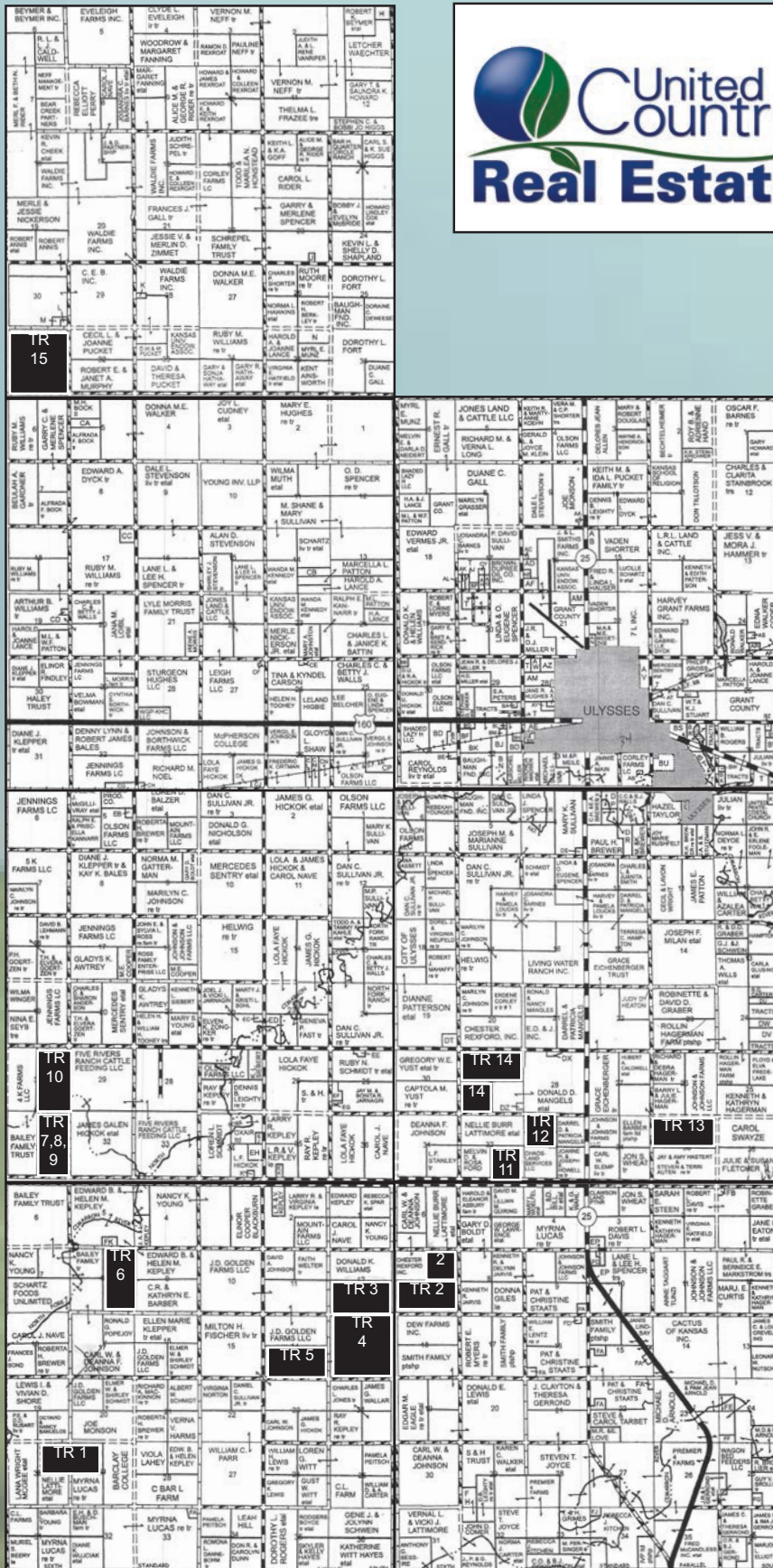
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212 N Main, Ulysses, KS 67880 - 620-356-1954 - www.stutzman@pld.com

AUCTION TERMS and CONDITIONS

Onsite Registration: Onsite auction registration will begin one hour prior to the beginning of the auction. All bidders are required to register with a valid form of ID (driver's license) and acknowledge having read and agree to be bound by the auction terms and conditions.

Order of Auction: The tracts will be offered individually and may be offered in combinations.

Down Payment and Contract Signing: The successful bidder(s) shall be required to place 10% of the total contract price in escrow and sign the purchase agreements, immediately following the conclusion of the auction. The 10% escrow payment shall be in the form of (cash, personal check, cashier's check or business check) and shall be payable to Frazee Abstract & Title, Inc.

Possession: Possession will be given upon signing the purchase contract and acceptance of the escrow deposit for the purpose of watering and tilling the soil as is necessary for conserving moisture and for preparing for and planting a crop. If for any reason this agreement does not close, the Seller shall pay the Buyer the customary rate as recommended by the K.S.U. Extension Service for any tilling or planting which Buyer may have done, and Buyer shall immediately relinquish possession to Seller and neither party shall be liable to the other for any further damages. Complete possession is to be given upon payment in full of the purchase price and transfer of title, at closing.

Financing: Financing is not a contingency of sale in this auction. Therefore, it is strongly recommended that all bidders arrange financing needed to close the transaction prior to placing any bids at the auction.

Closing: Closing shall take place on or before May 27, 2015, subject to any outstanding lien releases being received. Closing shall be held at Frazee Abstract & Title, Inc office at 206 S. Glenn, Ulysses, Ks 67880. The closing agent is Casey Finlay and his phone number is 620-384-7828.

Title: Seller(s) shall furnish an Owner's Policy of Title Insurance in the amount of the total purchase price. The title insurance policy expense shall be divided equally between the seller and buyer. Title shall be transferred by General Warrant Deed.

Minerals Rights: No mineral rights will transfer with the surface and water rights. Survey: Tract 7, 8 & 9 will require a survey to be completed unless the same buyer purchases tract 7, 8 & 9. The cost of survey shall be paid by the Seller and will be completed before closing.

Taxes: The 2015 ad valorem taxes shall be prorated to the date of closing. Any previous or outstanding tax liens to include but not limited to (federal tax liens, state tax liens) shall be paid in full from the proceeds of the sale.

Agency: United Country Stutzman Realty & Auction and its agents, auctioneers, brokers and representatives are Exclusive Agents of the Seller(s).

Disclaimers: All information is taken from sources believed to be reliable, but is subject to verification by all parties relying on it. Any and all drawings, sketches, dimensions are approximate. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All bidders are responsible for conducting their own inspection, inquiries and due diligence concerning the property being offered and are encouraged to satisfy themselves prior to placing any bids at the auction. The property is being offered "AS IS, WHERE IS" and no warranties or representations either expressed or implied are being made by the seller(s) or the auction company. All information contained in the advertising and all related materials are subject to the terms and conditions outlined in the purchase sale agreement. All dollar amounts stated in the terms and conditions shall be in U.S. currency, only. Any announcements made the day of auction shall take precedence over any previously printed material or any other oral statements made.

Special Announcements: None noted thus far.

**United Country
Stutzman Realty
& Auction**

Tract #1 - 320 Auction Acres

Legal Description: NE/4 of 30-30-38 & NW/4 of 29-30-38

2014 Taxes: \$3,045.97

Crops: None

Minerals: None

Water File: #3029,
320 Acres Authorized,
400 AF Authorized

Water Usage: 2013 - 285 AF
2014 - 387.832 AF

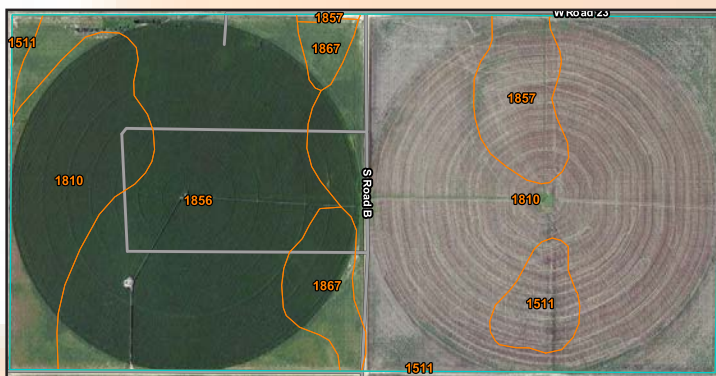
Equipment:

NE/4 - 1998 Zimmatic
7-Tower with 38" Tires
SN: NA

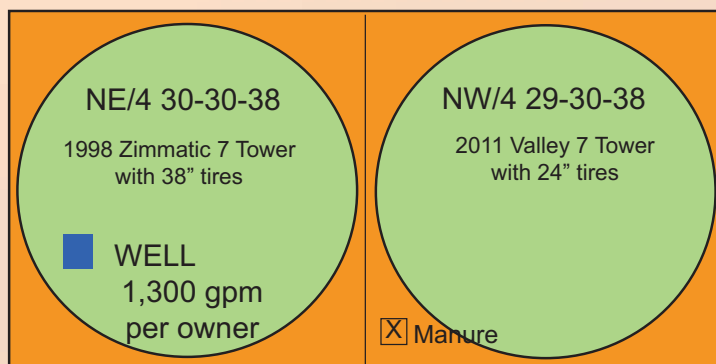
NW/4 - 2011 Valley
7-Tower with 24" Tires
ON: 10813475

Manure - Approx. 20 Ton **Sold Separately

Well: Depth - 420 FT
855 Cummins Natural Gas
SN: 102505
1,300 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	114.6	47	47
Corn	155.3	127	127
Grain Sorghum	38.4	77	77

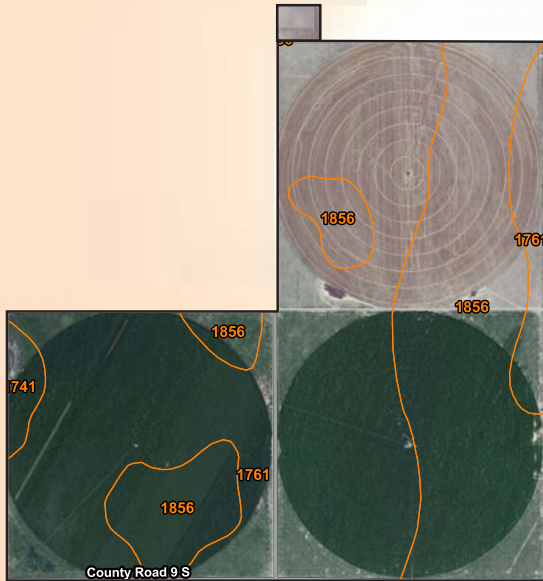


- Atchison Loam, 1 to 3% slopes
- Satanta Loam, 0 to 1 % slopes
- Ulysses Silt Loam, 0 to 1% slopes
- Ulysses Silt Loam, 0 to 1% slopes
- Ulysses-Colby Silt Loams, 1 to 3% slopes, eroded



Tract #2 - 482 Auction Acres

Legal Description: NE/4 & SE/4 & SW/4 of 7-7-37 & 2.1 Acre Tract in SE/4 of 6-30-37



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	150.8	46	46
Oats	10.2	31	31
Corn	150.8	119	119
Grain Sorghum	43.4	76	76
Sunflowers	23	940	940
Soybeans	5.2	28	28

2014 Taxes: \$2,273.65

Crops: None

Minerals: None

Water File: #21793, 638.04 Acres Authorized
Overlaps #3520, #17537, #13646 and #30030

NE/4 - 2012 Reinke 7-Tower with 38" Tires

****Sold Separately****

SN: 0313-55656

Well: US Motors

SN: L06-BF73

H125 HP

Depth - 500 FT

500 gpm per owner

SE/4 - 1998 Zimmatic 7-Tower with 38" Tires

SN: L61037

Water Usage - 2013 - 336.173 AF

2014 - 305.429 AF

SE/4 2.1 Acre Tract in SE/4 6-30-37 SW Corner

Well: US Motors

SN: L12-BF73-M

125 HP

Depth - 450 FT

450 gpm per owner

SW/4 - 1998 Zimmatic 7 Tower with 38" Tires

Well: Cummins Diesel

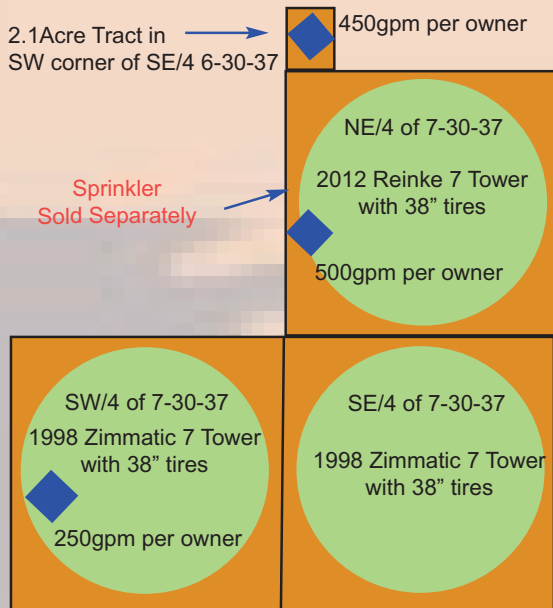
SN: 56322839

Depth - 400 FT

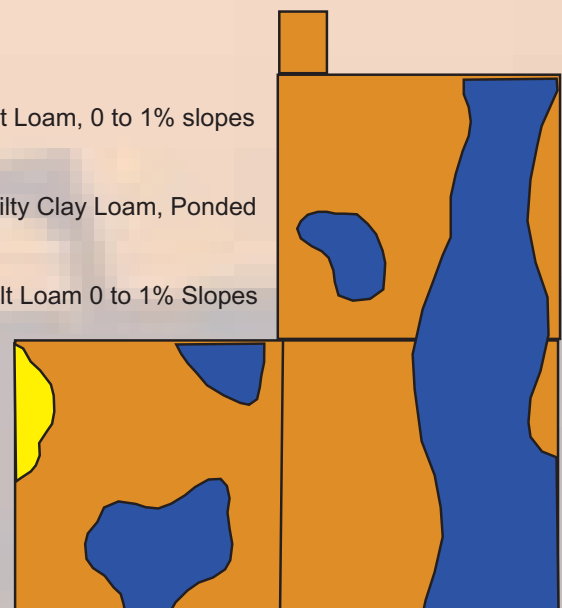
250 gpm per owner

Water Usage - 2013 - 76.452 AF

2014 - 74.225 AF



- Ulysses Silt Loam, 0 to 1% slopes
- Pleasant Silty Clay Loam, Ponded
- Richfield Silt Loam 0 to 1% Slopes



Tract #3 - 314 Auction Acres

Legal Description: S/2 of 12-30-38

2014 Taxes: \$1,832.08

Crops: None

Minerals: None

Water File: #3319,

320 Acres Authorized

Overlaps: #7067, #15914

and #24796

Water Usage - 2013 - 186.022 AF

2014 - 205.172 AF

Equipment:

SE/4 - 2008 Zimmatic

7-Tower with 38" Tires

SN: 943169

SW/4 - 2011 Valley

7-Tower with 38" Tires

SN: 10883119

Center Sprinkler -

Zimmatic 4-Tower

with 24" Tires

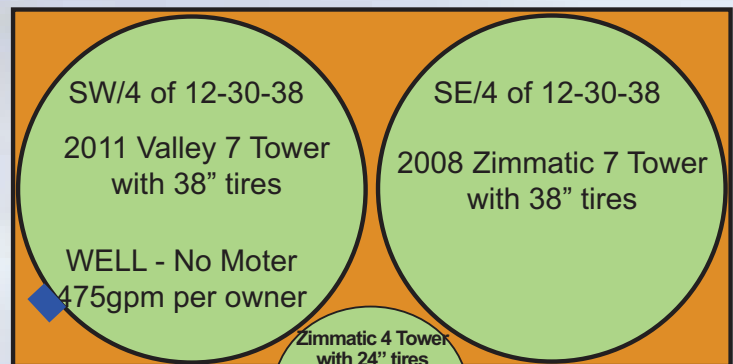
Well: No Motor - Natural Gas

Depth - 600 FT

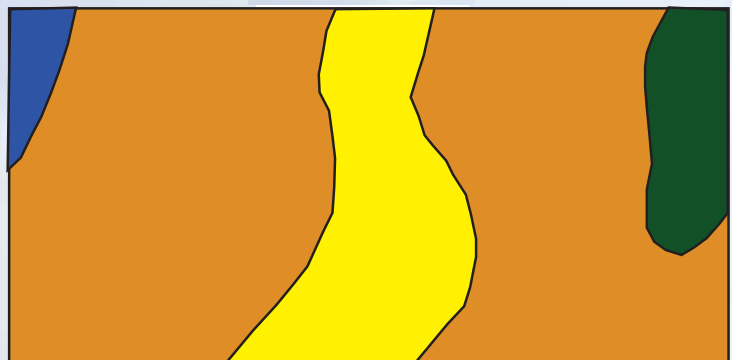
475 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	106	47	53
Corn	151.9	116	182
Grain Sorghum	15.3	80	67



- Wagonbed Silty Clay Loam
1 to 3% Slopes
- Richfield Silt Loam 0 to 1% Slopes
- Ulysses Silt Loam 0 to 1% Slopes
- Pleasant Silty Clay Loam 0 to 3% Slopes



Tract #4 640 Auction Acres

Legal Description: All of 13-30-38

2014 Taxes: \$4,282.91

Crops: None

Minerals: None

Water File: #24796, 640 Acres Authorized

Overlaps: #3319, #7067 and #15914

Equipment:

Manure: Approx 40 Ton **Sold Separately

Center - 1990 Zimmatic 19-Tower

with 38" Tires

SN: L36887

Well - 454 Chevrolet

700 gpm per owner

Water Usage - 2013 - 418.030 AF

2014 - 347.655 AF

NW/4 - 1973 Lockwood 2200

8 Tower with 24" Tires

Well - No Motor

Water Usage - 2013 - 212.166 AF

2014 - 124.303 AF

200 gpm per owner

SW/4 - Zimmatic 8-Tower

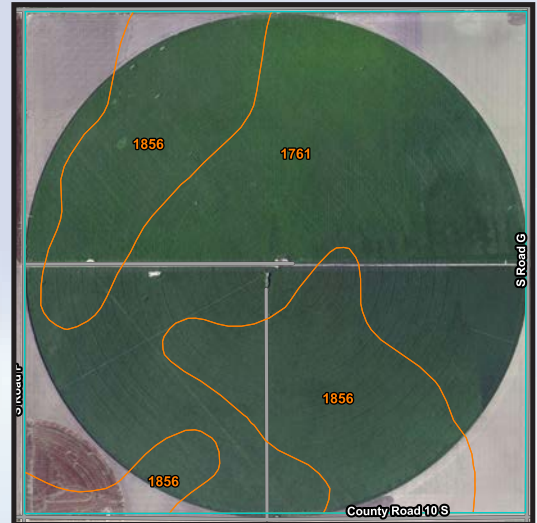
with 24" Tires

Well - 855 Cummins - Natural Gas

Water Usage- 2013 - 219.885 AF

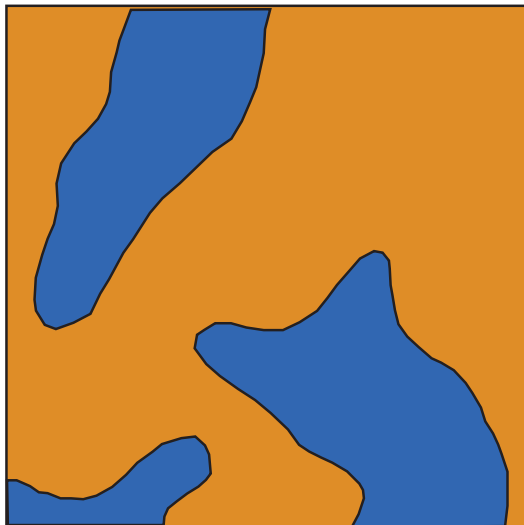
2014 - 191.804 AF

500 gpm per owner



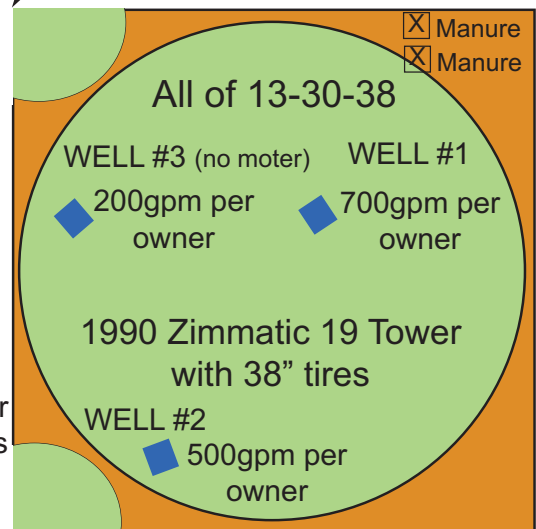
FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	218.8	47	53
Corn	313.4	116	182
Grain Sorghum	31.3	80	67

- Ulysses Silt Loam, 0 to 1% slope
- Richfield Silt Loam 0 to 1% Slopes



1973 Lockwood 2200 8 Tower with 24" tires

Zimmatic 8 Tower with 24" tires



Tract #5 - 320 Auction Acres

Legal Description: S/2 of 14-30-38

2014 Taxes: \$1,162.13

Crops: None

Minerals: None

Water File: #23123, 320 Acres

Authorized

Water Usage - 2013 - 93.399 AF

2014 - 81.074 AF

Equipment:

SE/4 - 1993 Zimmatic

7-Tower with 38" Tires

SN: L41758

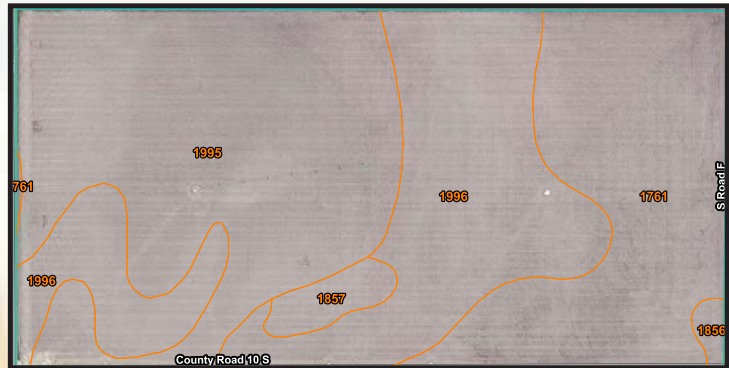
SW/4 - 1995 Zimmatic

7-Tower with 38" Tires

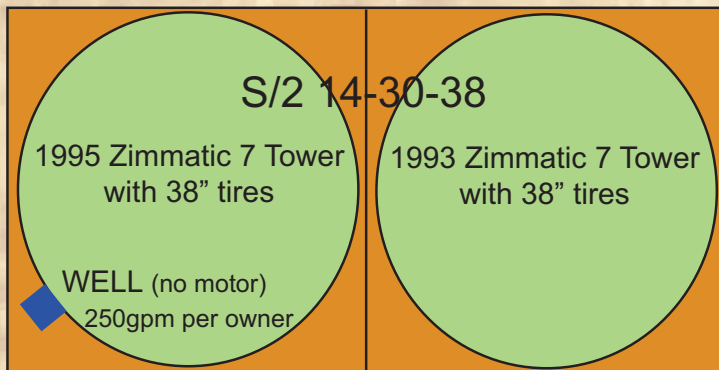
SN: 51404

Well: No Motor - Natural Gas

250 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	109.3	47	53
Corn	156.7	116	182
Grain Sorghum	15.8	80	67



- Wagonbed Silty Clay Loam 1 to 3% Slopes
- Ulysses Silt Loam, 1 to 3% Slopes
- Wagonbed Silty Clay Loam, 0 to 1% Slope
- Richfield Silt Loam, 0 to 1% Slope
- Ulysses Silt Loam, 0 to 1% Slopes

Tract #6 - 320 Auction Acres



Legal Description: E/2 of 8-30-38

2014 Taxes: \$1,419.86

Crops: None

Minerals: None

Water File: #23667, 320 Acres Authorized

Equipment:

NE/4 - 2012 Reinke 7-Tower with 24" Tires

****Sold Separately**

SN: 1012-53419

Four County Energy Spigot

Available for \$12,000.00 Additional Fee

SE/4 - 1997 Zimmatic 7-Tower with 38" Tires

PO: 323094

Well: John Deere Diesel

SN: R517821

Water Usage - 2013 - 162.259 AF

2014 - 50.325 AF

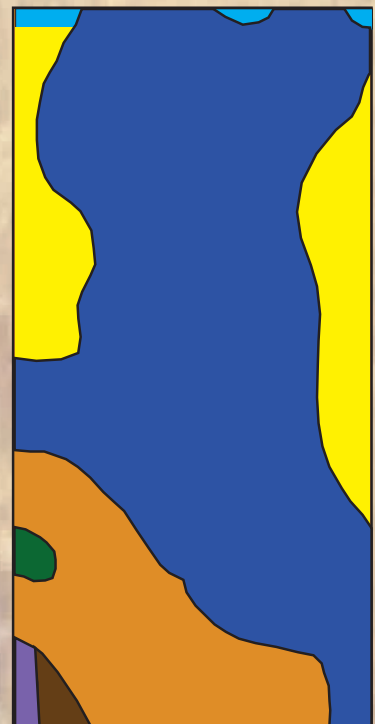
250 gpm per owner

FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	80.6	45	45
Corn	49.7	129	129
Grain Sorghum	160.3	82	82
Barley	19.2	31	31



Sprinkler Sold Separately

- Atchison Loam, 1 to 3% Slope
- Colby Loam, 5 to 12% Slopes
- Satanta Loam, 0 to 1% Slope
- Pleasant Silty Clay Loam, Ponded
- Manter Fine Sandy Loam, 1 to 3% Slope
- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded
- Goshen Silt Loam, rarely flooded



Tract #7 - 302 Auction Acres

Legal Description: E/2 of 31-29-38 Less 2 Tracts (17 Acres)

2014 Taxes: \$3,097.48 Estimated

Crops: None

Minerals: None

Water File: #1167, 320 Acres Authorized
Overlaps, #32614 and #30098

Equipment:

NE/4 - 1994 Zimmatic 7-Tower with 38" Tires
PO: 323583

SE/4 - 1994 Zimmatic 7-Tower with 24" Tires
PO: 318387

Well: US Motors

100 HP

MN: BF69

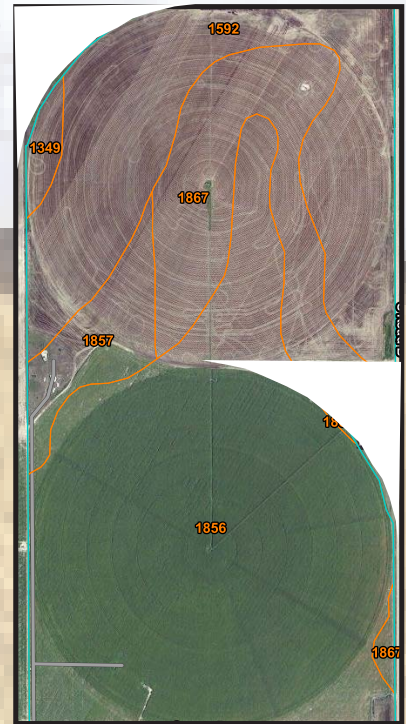
SN: K0683008527-001R

Water Usage - 2013 - 289.605 AF

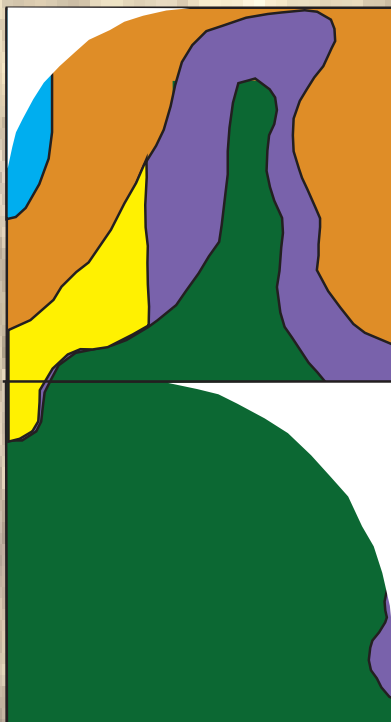
2014 - 178.884 AF

Depth - 450 FT

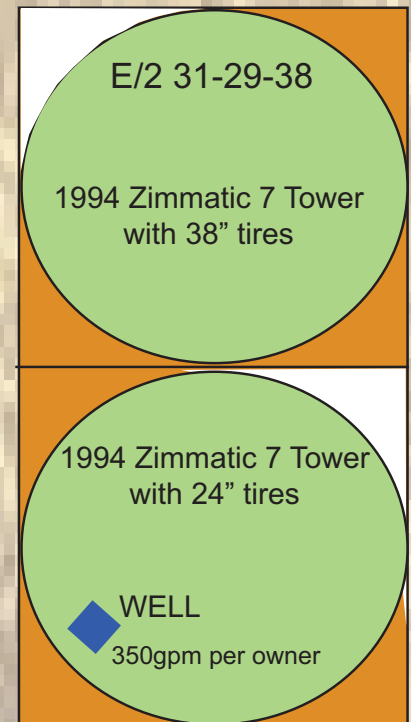
350 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	128.1	47	47
Corn	133.5	128	128
Grain Sorghum	24.8	57	57
Sunflowers	30.3	940	940



- Colby - Ulysses Complex, 3 to 6% Slopes, eroded
- Bridgeport Silty Clay Loam, rarely flooded
- Ulysses Silt Loam, 1 to 3% Slopes
- Ulysses Silt Loam, 0 to 1% Slopes
- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded



Tract #8 - 7589 S Road B - Ulysses, Kansas 67880

7589 S Road B

Completely Updated and Re-modeled interior and exterior 2,434 sq ft home on 8 acres +/- (survey to be completed). This home features vaulted ceilings in the living room and a wood burning fireplace in family room and a completely renovated kitchen.

Move-in ready with 4 bedrooms and 2 baths, plus huge entertainment patio with new wood privacy fence. The detached heated 2 car garage is finished and includes a bathroom.

40ft x 80ft heated shop with concrete floor and 18 ft sidewalls has a hydraulic 36ft x 16ft overhead door. Two 25,000 bushel grain bins with aeration, all in excellent working condition.

2014 Taxes - \$1,301.11 Estimated

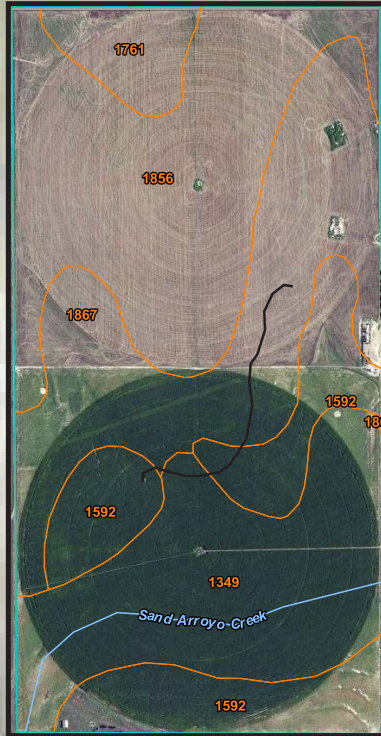
Tract #9 - 9.7 Acre Tract

9.7 Acre tract suitable
for building.

Improvements consist of electricity and domestic water well.

Legal Description - 9.7 Acre
Tract in NE/4 of 31-29-38
2014 Taxes: \$61.78

Tract #10 - 320 Auction Acres



Legal Description: E/2 of 30-29-38

2014 Taxes: \$1,671.48

Crops: None

Minerals: None

Water File: #30098, 160 Acres Authorized

Overlaps: #32614 - 142.5 Acres Authorized
and #1167 - 320 Acres Authorized

Water Usage - 2013 - 401.806 AF

2014 - 327.820 AF

Equipment:

NE/4 - 2011 Valley 8-Tower with 38" Tires

SN: 10745903 / 10813473

SE/4 - 2012 Reinke 7-Tower with 24" Tires

**** Sold Separately****

SN: 1012-53420-2065

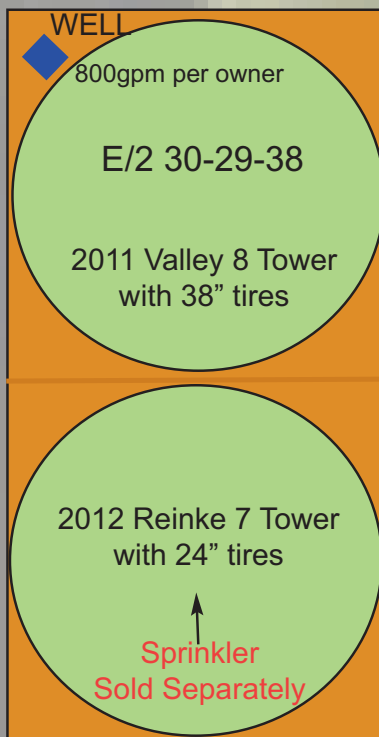
Well: US Motors

100 HP

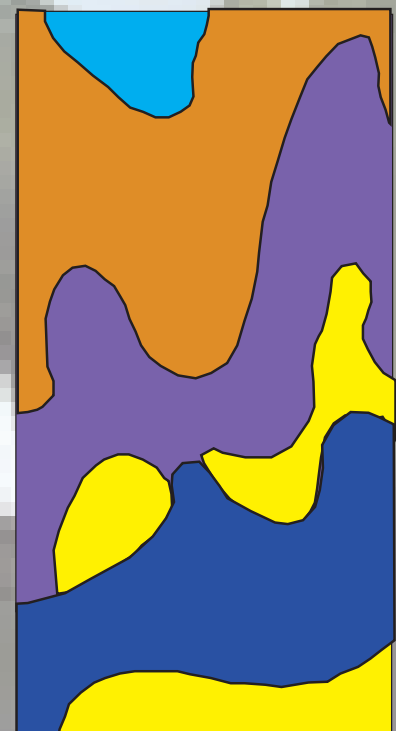
Depth - 420 FT

800 gpm per owner

FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	135.7	47	47
Corn	141.4	128	128
Grain Sorghum	26.2	57	57
Sunflowers	32.2	940	940
Barley	7.4	31	31



- Ulysses Silt Loam, 0 to 1% Slopes
- Richfield Silt Loam, 0 to 1% Slopes
- Colby - Ulysses Complex, 3 to 6% Slopes, eroded
- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded
- Bridgeport Silty Clay Loam, rarely flooded



Tract #11 - 160 Auction Acres

Legal Description: SE/4 of 32-29-37

2014 Taxes: \$333.36

Crops: None

Minerals: None

Water File: #653, 160 Acres Authorized

Water Usage - 2013 - 68.394 AF

2014 - 97.267 AF

Equipment: Reinke 7-Tower with 24" Tires

**Sold Separately

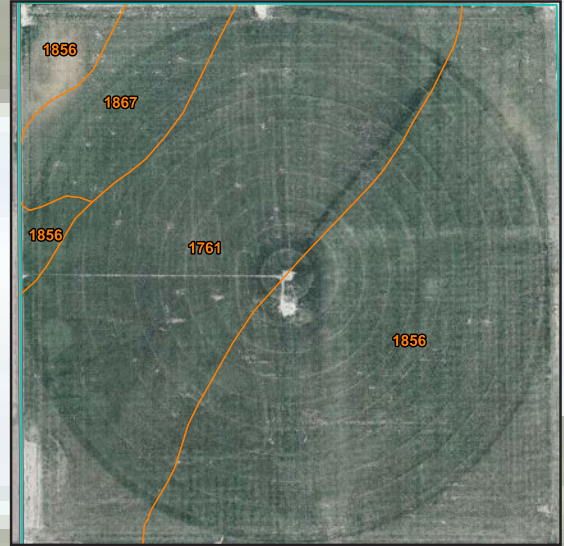
SN: 1012-53440

Manure: Approx 20 Ton ** Sold Separately

Well: Cummins Diesel

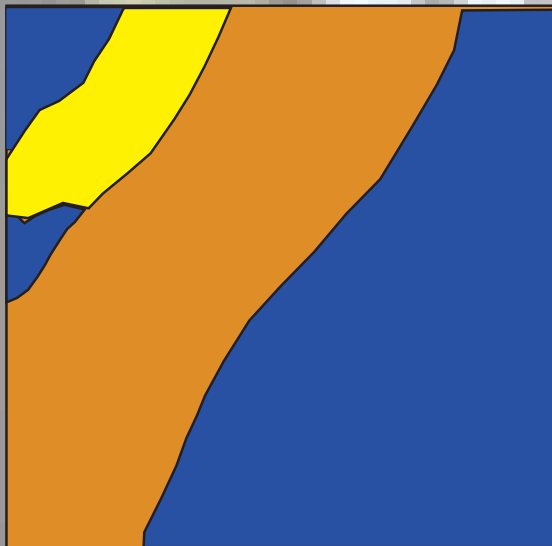
Natural Gas is Available

200 gpm per owner

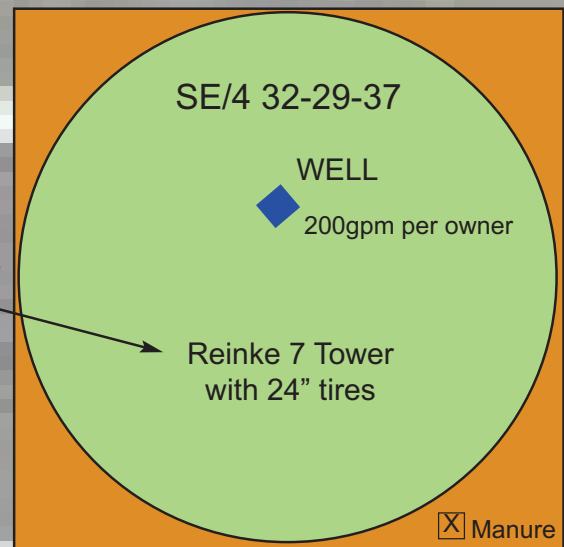


FSA Data:	Base Acreage	Direct Yield	CC Yield
Wheat	56.6	47	53
Corn	81	116	182
Grain Sorghum	8.2	80	67

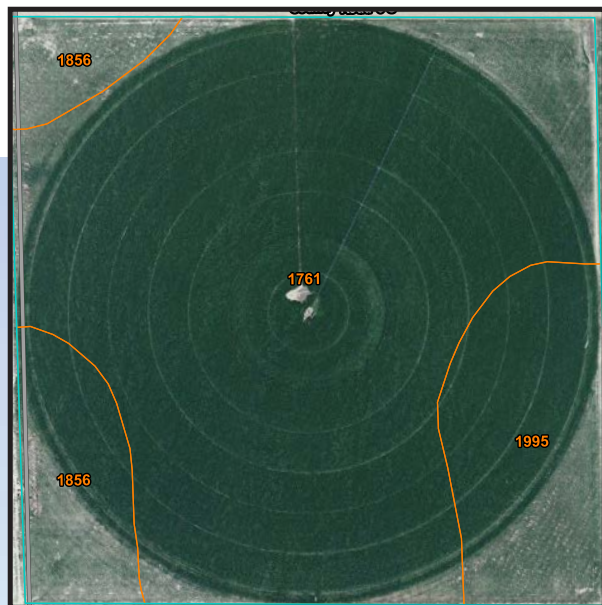
-  Ulysses Silt Loam, 0 to 1% Slopes
-  Richfield Silt Loam, 0 to 1% Slopes
-  Ulysses Colby Silt Loam, 1 to 3% Slopes, eroded



Sprinkler
Sold Separately



Tract #12 - 160 Auction Acres



Legal Description: NW/4 of 33-29-37

2014 Taxes: \$723.64

Crops: None

Minerals: None

Water File: #12612, 160 Acres Authorized

Water Usage - 2013 - 168.960 AF

2014 - 141.847 AF

Equipment: Zimmatic 7-Tower with 38" Tires
SN: L74011

Manure: Approx 20 Ton **Sold Separately

Well: 454 Chevrolet

Fueled by Natural Gas

Depth - 420 FT

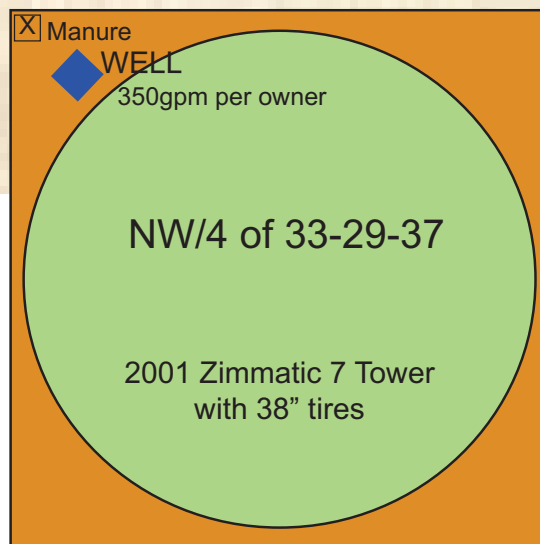
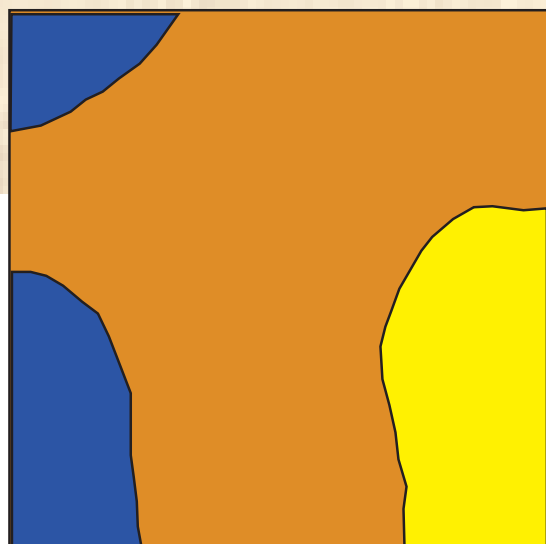
350 gpm per owner

FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	73	42	47
Corn	47.7	126	195
Grain Sorghum	14	82	47
Barley	10	163.3	191.2

 Ulysses Silt Loam, 0 to 1% Slopes

 Richfield Silt Loam, 0 to 1% Slopes

 Wagonbed Silty Clay Loam, 0 to 1% Slope



Tract #13 - 320 Auction Acres

Legal Description: N/2 of 35-29-37

2014 Taxes: \$1614.39

Crops: None

Minerals: None

Water File: #3146,

320 Acres Authorized

Water Usage - 2013 - 136.511 AF

2014 - 146.797 AF

Equipment:

NW/4 - 1976 Zimmatic

10-Tower with 24" Tires

SN: #4170

Reconditioned with new Reinke center drive and gear boxes, but no control box.

Service Provided by Superior Irrigation

NE/4 - 1986 Valley 8-Tower with 24" Tires

Reconditioned with new Reinke center drive, gear boxes, electric, contactors, and control box.

Service Provided by Superior Irrigation

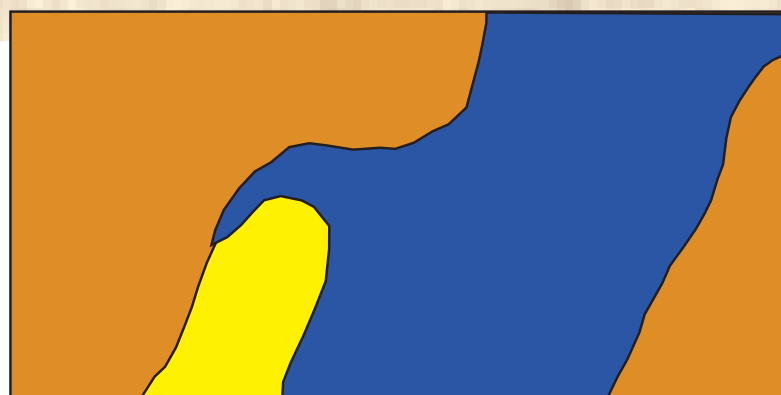
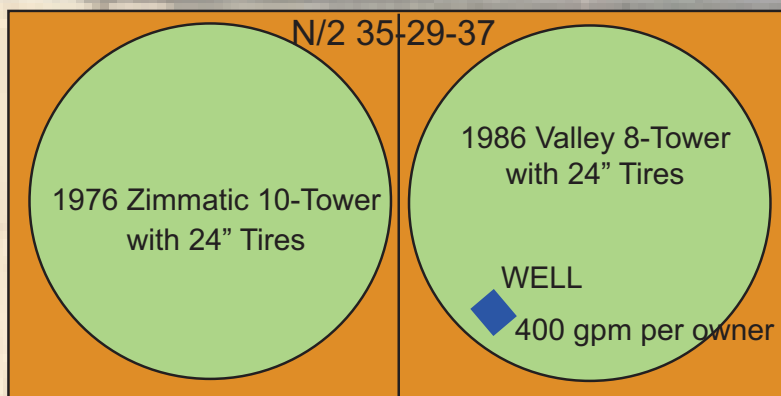
Well: Chevrolet

Natural Gas Fuel

400 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	125.3	50	45
Grain Sorghum	158.6	87	87
Barley	18	38	38



- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded
- Richfield Silt Loam, 0 to 1% Slopes
- Wagonbed Silty Clay Loam, 0 to 1% Slope

Tract #14 - 461 Auction Acres

Legal Description: NE/4 & NW/4 & SW/4 of 29-29-37

2014 Taxes: \$3587.86

Crops: None

Minerals: None

Water File: #14457, 480 Acres Authorized

Overlaps: #3296 and #1888

Equipment:

NE/4 - 2011 Valley 7-Tower with 38" Tires

Well: US Motors

125 HP

SN: N11-BF73-M

Depth - 350 FT

Water Usage: 2013 - 313.665 AF

2014 - 284.643 AF

450 gpm per owner

NW/4 - 1992 Zimmatic 7-Tower

with 38" Tires

SN: L44304

SW/4 - 1992 Zimmatic 7-Tower with 24" Tires

SN: L41544

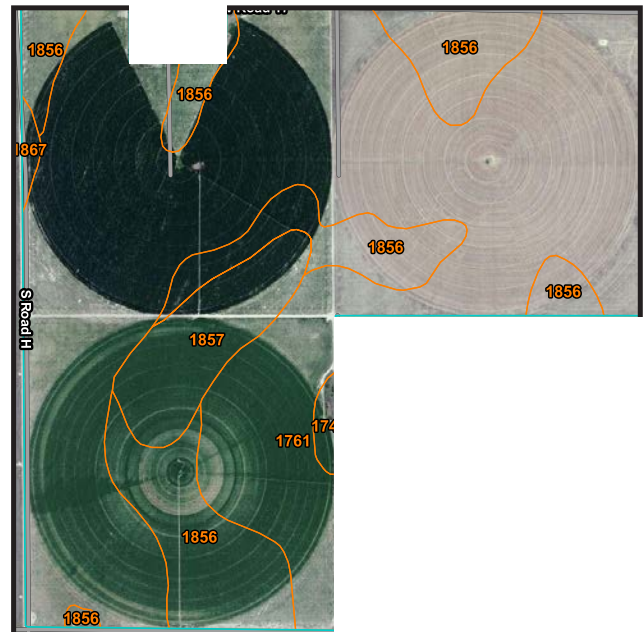
Well: Chevrolet 454

Natural Gas Fuel

Water Usage: 2013 - 190.881 AF

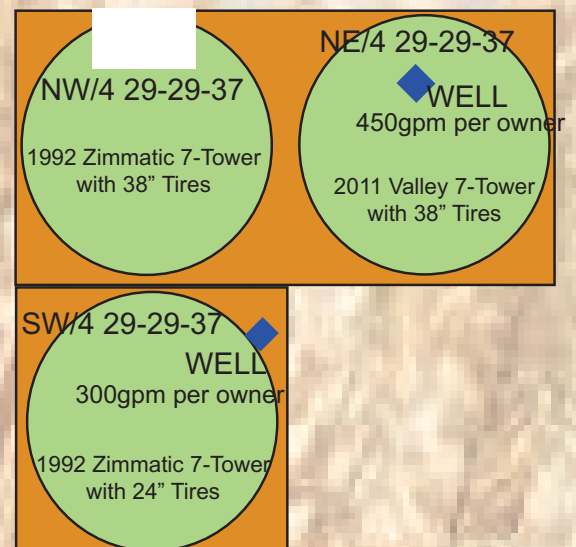
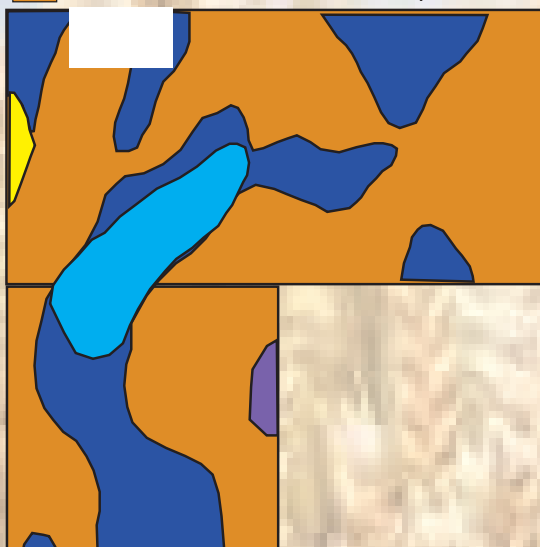
2014 - 126.243 AF

300 gpm per owner



FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	211.7	42	47
Corn	138.2	126	195
Grain Sorghum	40.8	82	47
Sunflowers	29	163.6	191.2

- Ulysses Silt Loam, 0 to 1% Slopes
- Ulysses Silt Loam, 1 to 3% Slopes
- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded
- Pleasant Silty Clay Loam, Ponded
- Richfield Silt Loam, 0 to 1% Slopes



Tract #15 - 618 Auction Acres

Legal Description: All 31-27-38

2014 Taxes: \$6,119.29

Crops: None

Minerals: None

Water File: #23042,

617.8 Acres Authorized

Overlaps: #2171 and #14

Equipment: 2001 Valley 17-Tower
with 38" Tires

Well #1- GE Electric
125 HP

SN: 02058829

Water Usage: 2013 - 227.549 AF

2014 - 116.078 AF

500 gpm per owner

Well #2 - GE Electric

150 HP

SN: 02088138

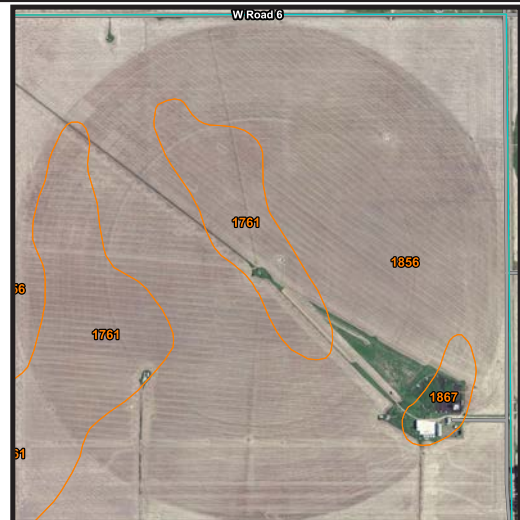
Water Usage: 2013 - 452.200 AF

2014 - 346.717 AF

700 gpm per owner

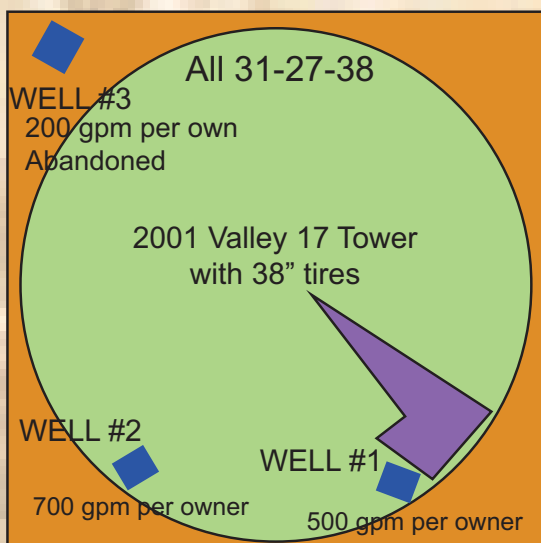
Well #3 - Abandoned

200 gpm per owner

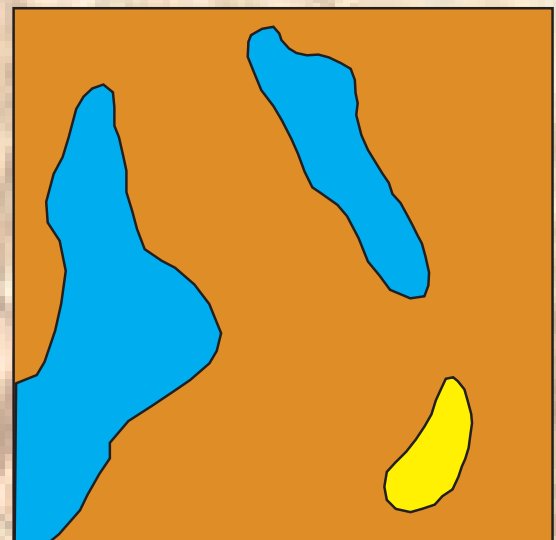


Improvements Description: Livestock Pens, Processing Chute, Livestock Scales, 40,000 Bushel grain storage (4 Bins with leg), Hammer Mill, 90'x30' Commodity Barn, 122'x36' Butler Building with Concrete Floor and 1,648 sf Home/Office with 3 Bedrooms and 2 Bathroom on 618 Acres

FSA DATA	Base Acreage	Direct Yield	CC Yield
Wheat	196.6	55	55
Corn	242.9	136	136
Grain Sorghum	3.3	79	79



- Ulysses Silt Loam, 0 to 1% Slopes
- Richfield Silt Loam, 0 to 1% Slopes
- Ulysses - Colby Silt Loam, 1 to 3% Slopes, eroded





Public

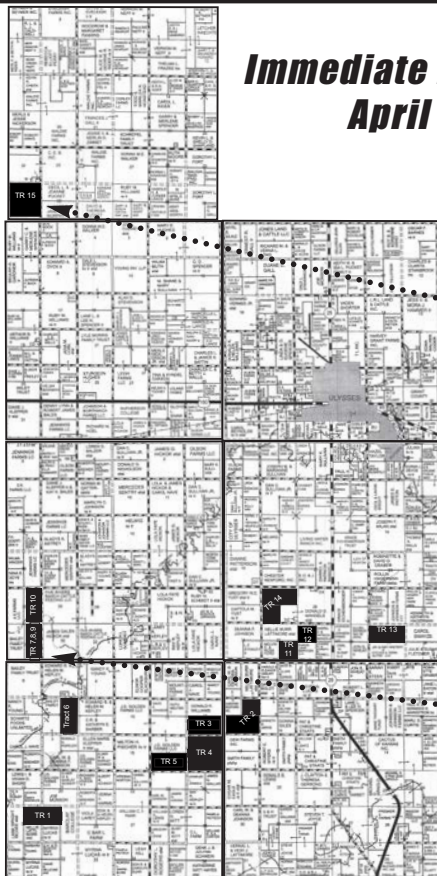
AUCTION

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

**4,800 Acres Irrigated
Grant County, Kansas**

AUCTION BY *United Country Stutzman Realty and Auction*

**Thursday, April 23, 2015 * 10:00AM
Grant County Civic Center - South Room
1000 W. Patterson Avenue - Ulysses, KS 67880**



***Immediate Possession on
April 23, 2015***

Livestock Pens, Processing Chute,
40,000 Bushel Storage (4 Bins with leg),
Hammer Mill, 90'x30' Commodity Barn,
122'x36' Butler Building with Concrete
Floor and 1,648 sf Home / Office with
3 Bedrooms and 2 Bathroom on 618 Acres



Extra Nice, Updated
Remodeled
4 Bedroom,
2 Bathroom. 2,434 sq.
ft., a Wood Burning
Fireplace with Heated
2 Car Garage and a
40 x 80 Heated Shop
with 18 ft. Sidewalls and
36' x 16' Door on 8 Acres



***Jerry Stutzman – Broker 620.353.9411 Cell
Tobias Stutzman – Agent / Auctioneer 620.952.1478 Cell***



PO Box 487 / 212 N Main St. * Ulysses, KS 67880
Office Telephone – 620.356.1954 / Office Fax – 620.356.1942
Email Stutzman@pld.com / Website: stutzmanrealty.com



CONTACT OFFICE FOR BIDDERS PACKET

NATIONAL ADVERTISING OF LOCAL PROPERTIES



Terms & Conditions: Selling by Auction through Jerry Stutzman, Broker, United Country Stutzman Realty and Auction, Ulysses, KS. Broker represents the Seller as Seller's Agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom the Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with Frazee Abstract and Title, Syracuse, 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 May 27, 2015. Announcements during sale take precedence over published information. Selling subject to owner confirmation. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.
Note: All information is 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 is subject to easements, covenants, CRP contracts and reservations, if any, now existing against said properties. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty and Auction and or associates.