

BARBER COUNTY, KS ▪ LAND & MINERAL ABSOLUTE AUCTION

1,451+/- ACRES SELLING IN 4 TRACTS ▪ MINERALS SELLING IN 4 TRACTS
CREEK BOTTOM, HUNTING, PONDS

MON. MAY 24, 2010 @ 10 AM

NIXON AUCTION HOUSE, MEDICINE LODGE, KS
(HWY 160, ACROSS FROM THE STOCKADE)

SELLERS: FRANCES THOMPSON ESTATE & THE HEIRS OF FRANCES THOMPSON
ATTORNEY FOR THE SELLERS: ALAN C. GOERING

This is a fantastic opportunity to purchase at NO-RESERVE public auction, four different tracts of Barber County, Ks ranch land all diverse in their own way. Tour through the scenic highways & byways of the gyp hills to view these properties and decide for yourself which property best suites your needs, wants, and desires. Whether you've been searching for that great fishing pond, a chance at trophy whitetail and gobblers, or just want to start or add to your own livestock operation, you will be intrigued by this unique property lineup. Barber County is often referred to as one of the most beautiful areas of Kansas, purchase any one of these tracts and find out why. **Terms:** 10% down day of sale. Certified funds or letter of credit required, balance due at closing within 30 days of auction. **Possession:** Pasture at close of escrow, farm ground after 2010 wheat harvest. **Directions to Tracts 1 & 2:** From Medicine Lodge go 19 miles W on HWY160. Turn N on the Sun City Rd and go 4.7 miles to the gate. Tract 1 is on the East side and Tract 2 is on the West side. **Directions to Tracts 3 & 4:** From Medicine Lodge go 13 miles W on HWY160. Turn S on the Lake City Rd and go aprox. 5miles. Turn West onto Crazy Horse Rd and go 4.2 miles. Turn South on Sandy Creek Rd and go South 1.5 miles to the N side of the property. One more mile South will take you to the South Side of the property. Go another ¾ mile S to the gate at Tract 4.

TRACT #1 - 511+/- ACRES

2009 Real Estate Taxes (Tracts 1 & 2 combined): \$1063.30

Legal Description - All that part of the South ½ of Sec 14 and the South ½ of the N1/2 of sec 14 lying East of the County Rd commonly known as Sun City Rd, and the SW1/4 of Sec 13 and the NW1/4 of the SE1/4 of Sec 13, all in T31S, R15W of the 6th P.M. in Barber County, Ks

Tract #1 is truly a diamond in the rough. Bear Creek, thick with its complimentary timber, traverses all the way through the South and East sides of this property. Bear Creek is also bordered by 85 acres of scattered farm ground in 3 different fields providing excellent habitat for wildlife or livestock. The layout of this property creates a scenario capable of supporting multiple hunters if desired. Midway through the property you will find a large, clear pond, capable of accommodating any family fishing trip. In 22 yrs the tenant has never seen it go dry. Driving through the property you will surely kick up Whitetail and Rio Grande. Some outbuildings, and an old corral are still present as well as electricity, a water well, and telephone line. It is hard to find a Gyp hills property that has all of these attributes-creek, timber, ponds, pasture, cultivation, home site, but here it is and blacktop all the way!

Tillable acres: 103.83 Base acres: 85

TRACT #2 - 142+/- ACRES

Description- All that part of the South ½ and the South ½ of the N1/2 of Sec 14 lying West of the County Road commonly known as Sun City Road all in T31S, R15W of the 6th P.M. in Barber County, Ks

We designated this tract specifically for those of you who want a beautiful place with an outstanding fishing pond, some hunting opportunity, or a place to put a few cows or horses. This tract sits just across the newly paved road from Tract #1 and offers similar attributes, just in a smaller package. The timbered draws that cradle a beautiful fishing pond leads down to a secluded 10.07 acres of once cultivated land. Break it out if you desire a food plot. If you've been searching for a weekend getaway, then you'll love this picture perfect spot. **Tillable acres: 10.07 acres**

TRACT #3 - 606+/- ACRES

2009 Real Estate Taxes: \$635.84

Legal Description- The E1/2 of the SE1/4 of the SE1/4 of Section 8; the S1/2 and the S1/2 of the NE1/4 and the East 30 acres of the NE1/4 of the NE1/4 of Sec 9; the W1/2 of the NW1/4 and the NW1/4 of the SW1/4 and 5 acres lying West of the public road in the NE1/4 of the SW1/4 and the SW1/4 of the SW1/4 of Section 10 all in T33S, R14W of the 6th P.M. in Barber County, Ks.

At 606 acres, Tract #3 is the largest single tract of the auction. Do not be surprised when driving down the road, you look over to this tract and see a large flock of turkeys darting around the Spring Creek. This is a gorgeous piece of ranch land with good water. A spring creek runs along the Entire East side of the property. In addition, Big Sandy Creek runs through the far West side of this property and there is also a centrally located pond. This property has about 2 miles of new 5 wire perimeter fence, and a 23 acre cultivated field on the South end of the property. This is a great parcel of ranch land with excellent hunting potential. **Tillable acres: 23.3 total w/ 12.2 acre wheat base & 8.3 acre grain sorghum base**

TRACT #4 - 192+/- ACRES

2009 Real Estate Taxes: \$226.80

Legal Description- The E1/2 of the SW1/4 and the W1/2 of the SE1/4 and the SE1/4 of the SE1/4 of Sec 15, T33S, R14W of the 6th P.M. in Barber County, Ks

We've deemed this tract "The Sweet Spot of the Hills." Why? Because this tract has a "Sweet Spot" running right through the heart of it. A pretty little spring fed creek flows through the property and is absolutely thick with timber. Walking the creek you will see that it is loaded with deer and turkey tracks. Also noticeable are the sizeable rubs and scrapes that you look for on property such as this. Additionally, a wheat field borders tract #4 to the West, and Tract #4 also has about 1 mile of new perimeter fence. As a hunter or just someone who wants an attractive out of the way spot, you will really appreciate the seclusion that The Sweet Spot of the Hills has to offer.

TRACT S #5 - #8: Minerals under Tracts 1, 2, 3, and 4, respectively. For more information on minerals, contact the office.

More Information & Pictures
Can Be Found At:
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NIXON AUCTION & REALTY
Medicine Lodge, KS

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