

**160 ACRES - UNIT 16 HARPER COUNTY, KS
 LAND AUCTION WITH MINERALS
 MON. AUGUST 9, 2010 - 10 AM
 SALE LOCATION: ATTICA MEMORIAL BUILDING
 (CORNER OF MAIN & HWY 160, ATTICA, KS)
 SELLERS: TRIPLE R HARVESTING**

Directions to Property: From the West Side of Attica (intersection of HWY160 and Old HWY 160) go West on Old HWY 160 1mile to NW120th Ave, turn South and travel ½ mile to the NW corner of the property. Road frontage on the West and South sides.

OVERVIEW

Here is a chance to purchase at public auction, the Ultimate Unit 16 hunting/recreational tract in Western Harper County. Just 5 miles East of the Barber County line, this property offers it all. For starters, a year round live water creek traverses through the timber from North to South. In addition to the creek, there is a spring fed pond that has never gone dry since being built. The pasture is loaded with timber, brush, plumb thickets, and tall native grass.

About 79 acres of farm ground is split into 2 fields on the East side of the property. As well, the buyers will receive a portion of the minerals (see right), a rarity in today's age.

Whether you have been searching for the Ultimate hunting property, or just want to add to your farming operation, plan to attend this auction.



Legal Description: The SW1/4 of Section 25, T32S, R9W of the 6th P.M. in Harper County, Ks

FSA information:

Tillable acres: 100.4

Bases/Yields:

Wheat: 69.4 acre base, 31 bushel/acre yield

Oats: 0.8 acre base, 37 bushel/acre yield

Grain Sorghum: 3 acre base, 35 bushel/acre yield

Minerals: 50% transfer to the buyer at closing, 50% remain with sellers for a period of 10 yrs or as long as there is production. Minerals are currently leased but not producing.

2009 Real Estate Taxes: \$567.06

Terms: 10% down day of sale. Certified funds or letter of credit required, balance due at closing within 30 days of auction.

Possession: Possession of the farm ground will be given to the buyers immediately upon the signing of a purchase contract. Possession of the pasture will be at closing



**More Information & Pictures
 Can Be Found At:
 www.nixonrealty.com**

**For More Information or to
 Schedule a Showing, Call:
 620-886-1701 (Jed Hill)
 620-886-0793 (John Nixon)
 620-886-3340 (Office)**

**Or Come See Us At:
 101 N. Main Street
 Medicine Lodge, KS**



**Nixon Auction
 & Realty, LLC**