

## 480 +/- LAND AUCTION-3 TRACTS

### Overview



While the gavel's still warm from our last land auction in the Elm Mills area, we've managed to find another Elm Creek Legend to offer you just up the road. Located just South of the Pratt/Barber County line, this property is mid-way between Medicine Lodge and Pratt, Ks. This property could have even more to offer in the way of Giant Whitetail and Rio Grande Turkey than the last property did as there have been 200 class bucks taken from the immediate area in recent years. While Barber County minerals are becoming more and more scarcely available, Tracts 1 & 2 sell with all the minerals, and tract 3 sells with 80 mineral acres. Again, you'd have to travel far off to find the sweet combination of whitetail habitat, creek, and mammoth springs that the Elm Mills area of Unit 16, Barber County, Ks has to offer. We are once again honored to conduct a sale in this fabled part of Kansas and we look forward to seeing you at the auction.

**Terms:** 10% down day of sale. Certified funds of letter of credit required. Balance due at closing within 30 days.

**Possession:** At closing subject to tenant's rights.

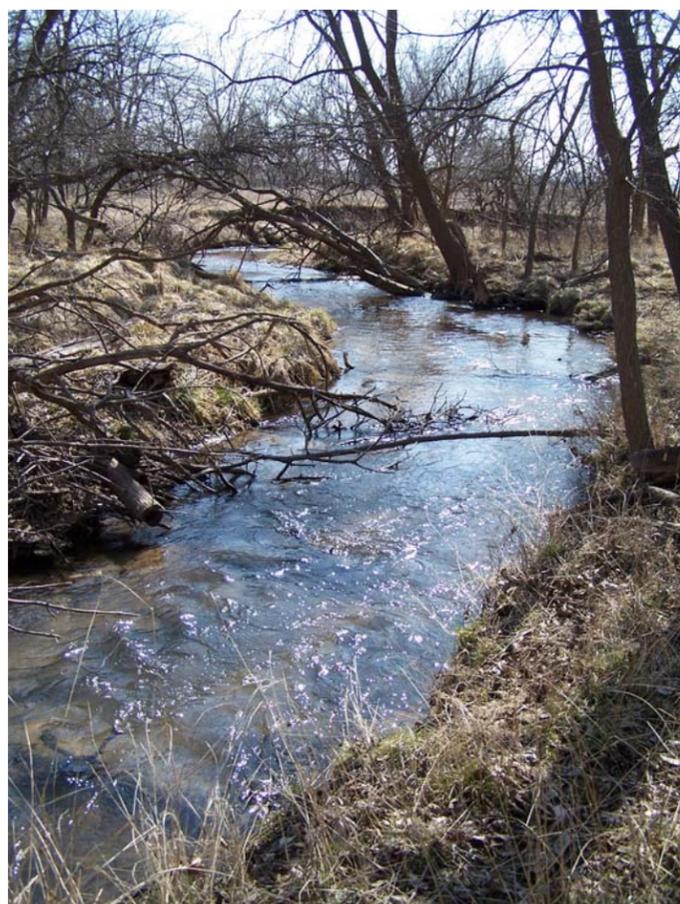
**2009 RE Taxes:** Tract #2 (\$149.46) Tracts #1 & #3 combined (\$667.70)

### Tract #1 - 160 +/- ACRES

**Legal Description:** The SW  $\frac{1}{4}$  of Section 2, T30S, R13W of the 6<sup>th</sup> P.M. in Barber County, Ks

**Minerals:** Intact and sell with the land.

This tract couldn't get any better for you hunters. This is the property that we get calls for every week of the year. 160 acres in Barber County with Elm Creek, thick timber, and about 90 acres of cultivated bottom land. Walking these woods you will find rubs, scrapes, trails, and turkey tracks. There is a 12 acre slew in the middle of the cultivation that could be developed into a waterfowl haven as well as a spring fed pond on the property as well. The creek runs along some excellent farm ground that has the potential to raise winter wheat, alfalfa, milo, or any crop suitable to this area. These creek tracts are getting harder to find every year in Barber County.



MONDAY, MAY 10, 2010 AT 10 AM

### Tract 2 - 80 +/- ACRES

**Legal Description:** The East 1/2 of the SE1/4 of Section 3, T30S, R13W of the 6<sup>th</sup> P.M. in Barber County, Ks

**Minerals:** Intact and sell with the land

This potential home site will be the envy of all of your friends when you show them your new purchase. After all, Tract #2 already has electricity, a water well, septic system, and water gushing spring fed ponds. Don't waste your time and money paying someone else for a fishing lease, buy this place for yourself, or generate your own lease money. Just because we boast this tract as a potential home site, don't think for a second that this sweet little 80 won't produce the same world class hunting as the other 2 tracts. Besides having its own tall grass and thick timber, Tract #2 happens to be nestled in between the Elm Creek to the East and cultivation to the West.



### Tract 3 - 240 +/- ACRES

**Legal Description:** The E1/2 of the NW1/4 and the NE1/4 of Section 2, T30S, R13W of the 6<sup>th</sup> P.M. in Barber County, Ks

**Minerals:** Intact on the E1/2 of the NW1/4 of Sec 2 only and sell w/the land. Surface only on the NE 1/4 of Sec 2.

Touring the property, you will like all four sides of tract #3. That's right, Elm creek runs along the West side of the property and a nice spring fed pond sits all the way to the East side of the property. Additionally, this tract has a

14 acre wheat field along the creek at the North entrance to the property, and a 2.5 acre food plot on the South side of the property, also along the creek. A spring fed slew sits at the SW corner of the property which could be developed into a great pond. Tract #3 has the greatest elevation changes of all of the 3 tracts and offers the potential for upland bird hunting as well as being loaded with whitetail signs. This tract offers a lot in the way of seclusion as the county road only touches the NW corner of the property, leaving the rest of this 240 acre tract all to you!