

ABSOLUTE 4,860 ACRE GENTRY RANCH

LAND & MINERAL AUCTION

126 YEAR OLD ESTATE • BARBER COUNTY, KS • UNIT 16

Mon. October 18, 2010 @ 10 AM

Nixon Auction House, Medicine Lodge, KS

(Hwy 160, Across from the Stockade)

Sellers: Gentry Estate / Cline Family

Attorneys for the Sellers: Ken Van Blaricum,

Alan C. Goering, & Janice Jorns

Directions to the Ranch

From Medicine Lodge go 14.5 miles W on HWY160. Turn S on Tumbleweed Rd. and go 3 miles to the NE corner of the property. The main road through the ranch is just ¼ mile to the West on Crazy Horse Rd.

Property Overview

As you tour the ranch, you will note the varying water sources—ponds, springs, creeks, and water wells. In addition to the Northern farm ground, the ranch is divided into 4 large pastures or cells, each with its own sources of water and corral access. There is a total of 427 acres of tilled farm ground between the Northern farm ground, and that located in the Southeast part of Cell #1. Many of the fences, both perimeter and interior, have been updated with steel posts and 4 or 5 strands of barb wire. Over 9 miles of perimeter fence is rated in very good condition. There are 2 sets of Steel corrals located on the ranch. One Corral is located in the central part of Cell #1, the other is located where the 3 corners of Cells 2, 3, and 4 meet. Thus, each Cell has access to a well built steel corral. Maintained roads traverse each cell on the ranch and one can drive the entire ranch and access each individual cell without having to open any gates. The Clines have had a dozer on the ranch for 20+ years and have done extensive work in order to improve and maintain ponds, dams, and crossings. In addition, they have cut down and burned many areas of cedar trees on the ranch as well. The grass has handled as many as 400 cow/calf pairs for a six month grazing season. When it comes to hunting, there is no better habitat than the seclusion that this ranch has to offer, coupled with its ample food and water sources. If you've been looking for a truly diverse, working ranch of this size in South Central Kansas, then your search is over, because it may be another 126 years until a ranch like this becomes available. The surface will sell in one single tract.

Legal Description of the Surface:

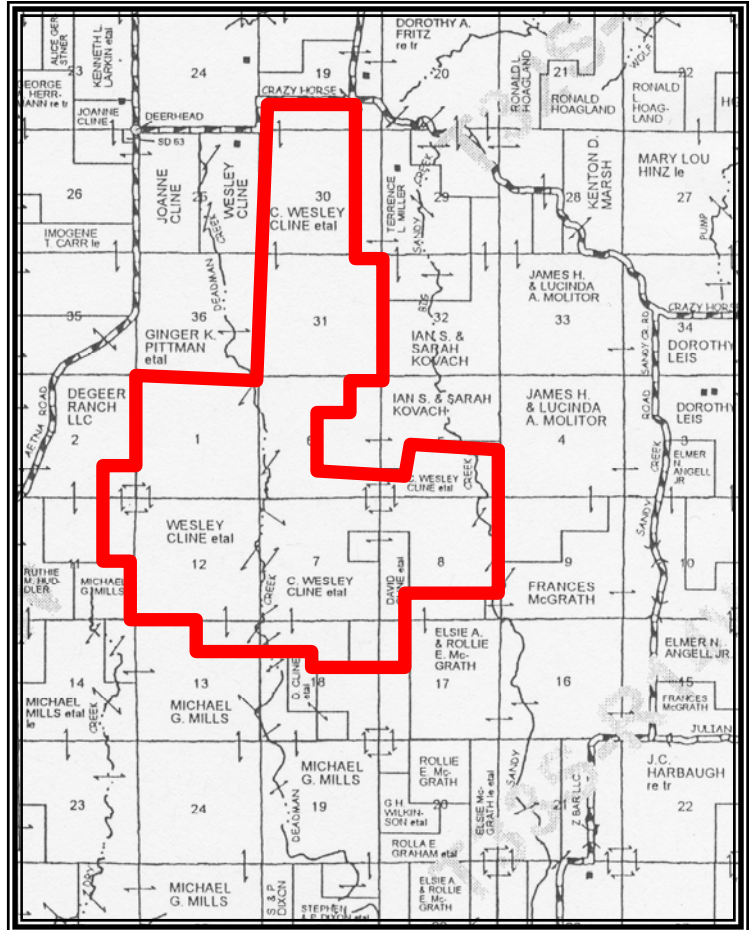
The S 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 19 and the W 1/2 of the NE 1/4 and the W 1/2 of the SE 1/4 of Section 30, and all of Section 31, T32S, R14W of the 6th P.M. in Barber County, KS; The NE 1/4 of the SW 1/4; the S 1/2 of the SW 1/4 and the SE 1/4 of Section 5, and the NW 1/4 of the NE 1/4; the W 1/2 and the S 1/2 of the SE 1/4 of Section 6, and the N 1/2 of the NE 1/4; the SW 1/4 of the NE 1/4; the W 1/2 and the SE 1/4 of Section 7, and the NE 1/4; the E 1/2 of the NW 1/4; the NW 1/4 of the NW 1/4; the NE 1/4 of the SW 1/4 and the N 1/2 of the SE 1/4 of Section 8, and the N 1/2 of the NW 1/4 and the NW 1/4 of the NE 1/4 and the N 1/2 of the SW 1/4 of the NE 1/4 of Section 18, T33S, R14W of the 6th P.M. in Barber County, KS; The NW 1/4, the NE 1/4 and the S 1/2 of Section 1, and the SE 1/4 of the SE 1/4 of Section 2, and the E 1/2 of the NE 1/4 of Section 11, and all of Section 12; and the N 1/2 of the NE 1/4 of Section 13, T33S, R15W of the 6th P.M. in Barber County, KS. The SE 1/4 of the NE 1/4 of Section 7 and the SW 1/4 of the NW 1/4 and the W 1/2 of the SW 1/4 of Section 8, T33S, R14W, and the NW 1/4 of the NW 1/4 and the N 1/2 of the SW 1/4 of the NW 1/4 of Section 17 and the NE 1/4 of the NE 1/4 and the N 1/2 of the SE 1/4 of the NE 1/4 of Section 18, T33S, R14W of the 6th P.M. in Barber County, KS. Consisting of 4860 acres more or less.

2009 Real Estate Taxes: \$5,584.68

Terms: 5% down day of sale per tract. Certified funds or letter of credit required, balance due at closing within 30 days of auction.

Possession: Pasture at close of escrow subject to tenants use of SE part of Cell 1 for winter wheat grazing. Farm ground after 2011 wheat harvest.

Auctioneers' Notes: All statements, representations, and information herein are from sources deemed to be reliable, and are believed to be correct; however, the Auction Firm makes no warranties, either expressed or implied. All acreages are considered to be approximate and according to the US Governmental Survey thereof. Surveys, if any, are not verified by Nixon Auction & Realty, LLC; however, from sources deemed reliable. Purchaser(s) should verify and view property with due diligence prior to auction. Property will be sold on an "As Is—Where Is" basis as to Governmental programs. Title shall be subject to roads, rights of way, easements, restrictions, reservations, and/or leases as may be of record. Announcements made at discretion of auctioneers sale day shall take precedence.



Call Jed Hill @ 620-886-1701 or
John Nixon @ 620-886-0793

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