

# 480+/- ACRES - BARBER COUNTY TRACT #1 - MEDICINE RIVER BOTTOM TRACT #2 - IRRIGATED/DRY-LAND FARM GROUND

MON. DEC. 6, 2010 @ 1 PM

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

SELLER: CLARKE PROPERTIES

## TRACT #1 - 340+/- ACRES

**Legal Description:** The surface interest only in and to:

The Northwest Quarter (NW¼) and the West Half of the Northeast Quarter (W½ NE¼), and all that part of the East Half of the Northeast Quarter (E½ NE¼) lying South and West of the center of the Medicine River, all in Section 5, Township 32 South, Range 12 West of the 6<sup>th</sup> Principal Meridian, Barber County, Kansas.

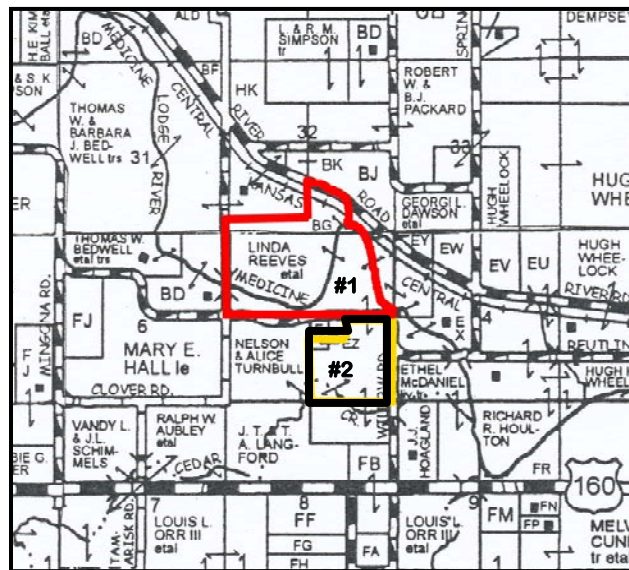
The South Half of the South Half of the South Half of the Southwest Quarter (S½ S½ S½ SW¼), and all that part of the West Half of the Southeast Quarter (W½ SE¼) lying South of the Medicine Lodge to Lake City diagonal road right of way, now known as River Road, and all that part of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) lying South and West of the center of the Medicine River, all in Section 32, Township 31 South, Range 12 West of the 6<sup>th</sup> Principal Meridian, Barber County, Kansas.

**Directions to Property:** From Medicine Lodge go 3 1/2 miles West on River Rd to the North entrance of the property. Proceed West ¾ mile to Clover Rd and go South ¾ mile to the West entrance of the property.

### FSA Information:

Cropland: 169.09 acres  
Wheat base: 118.89 acres Yield: 31bu/acre  
Soybeans: .16 acres Yield: 13bu/acre

By our calculations, it has been since 2002 that any of the World Renowned Medicine River Property has sold at public auction in Barber County. Since that time, the value of Medicine River Property seems to have grown exponentially, and for good reason. The Medicine River is probably the largest flowing tributary in all of Barber County. It is lined with some of the oldest and largest hardwood timber of this area of Kansas. Much of the Medicine River bottom in Barber County has been family owned for generations and may never be offered to the public. Why? Because the people who have inhabited this county since the mid to late 1800's cherish this river bottom for its productive soils, recreational attributes, and of course the historically phenomenal Whitetail Deer and Rio Grande Turkey genetics that have brought the Medicine River Bottom into the national spotlight. Without a doubt, *this is some of the most highly sought after land in Kansas*. Medicine River land rarely changes hand, and when it does it is usually not a public offering. United Country/Nixon Auction and Realty, LLC is honored to offer at public auction, 340+/- acres of pristine Medicine River hunting land that has been in the same family for 5 generations. This tract has 1 1/2 miles of precious river frontage and the habitat to back it up. Walking through the thick hardwood timber you will observe countless trails, tracks, rubs, and scrapes going between the two cultivated pieces of farm ground. The unique horseshoe bend that the river makes on this property only adds to the river frontage and available hunting area. One of the most desirable qualities of this tract is the easy access to the timber from the North, South, and West, allowing you, the hunter, to create your own "Big Game Plan." Every year our agency gets around 50 calls from people throughout the nation inquiring specifically about Medicine River Property for sale. **Do not pass on this golden opportunity** for it may be at least another 8 years that you get a chance to buy this precious Medicine River Bottom.



## TRACT #2 - 140+/- ACRES

**Legal Description** - The surface interest only in and to:

The Southeast Quarter (SE¼) of Section 5, Township 32 South, Range 12 West of the 6<sup>th</sup> Principal Meridian, Barber County, Kansas. **EXCLUDING** a tract of 20+/- acres in the North 1/2 which has been surveyed off.

**Directions to the Property:** Go 3 miles West of Medicine Lodge on HWY 160 and turn North on Willow Rd. Go North ½ mile to the SE corner of the property.

### FSA Information:

Cropland: 118 acres  
Wheat base: 92.5 acres Yield: 41bu/acre  
Oats base: .38 acres Yield: 2bu/acre  
Soybean base: 16.32 Yield: 30bu/acre

Equally as rare as the chance to buy Medicine River Hunting Property is the opportunity to purchase irrigated farm ground in Barber County. This tract is 140+/- acres total. 46 acres of this farm are under center pivot irrigation with 2 separate irrigation wells and a T&L 4 tower system running on a propane power plant. There are 80 acres of dryland farmground and the 14 acre balance is a grove of trees on the creek bottom in the SW corner. Two of the county's best soil types, Port Silt Loam and Yahola Sandy Loam, are found on this tract and by moving the center pivot of the system to the South, the potential exists to almost double the amount of irrigated acres on the field. The South and West sides of the property are fenced as well as about ½ of the North Side. This farm is a very short drive from Medicine Lodge and is located on an all weather road. Like Tract #1, Tract #2 has also been in the Clarke family for 5 generations and for good reason. This is a great chance to buy a productive Barber County farm during a time of historically high grain prices. Irrigation Info: 2 wells have a combined diversion rate of no more than 450gpm & not to exceed 133 acre feet of water/yr. Maximum authorized acres to be irrigated in 1 year is 100 acres.



**Terms:** 10% down day of sale per tract. Certified funds or letter of credit required, balance due at closing. Closing on or before December 29<sup>th</sup>, 2010 **Possession:** Tract #1 Pasture at closing, cultivated ground after 2011 wheat harvest. Tract #2 Cultivated ground after 2011 wheat harvest. Buyer will be credited \$1,760.00 for ½ years farm ground cash rent on Tract #1 and \$2,820.50 for ½ years farm ground cash rent on Tract #2. **2010 RE Taxes:** Sellers to pay the 2010 RE taxes. Tract #1 Approx. \$649.29 Tract #2 \$397.68

**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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Nixon Auction  
& Realty, LLC

101 N. Main • P.O. Box 189 • Medicine Lodge, KS 67104 • 620-886-3340

jed@medicinelodge.com • jnixon@cyberlodg.com • www.nixonrealty.com • www.uckansas.com