

Tract #2 - The Clarke Pasture

400+/- Acres

2010 Real Estate Taxes: Approx \$397.00

The SW1/4 of Section 2, the NW1/4 of Section 11, and the E1/2 of the NE1/4 of Section 10 all in T32S, R13W of the 6th P.M. in Barber County, Ks.

This is a unique tract that would be a valuable commodity on its own or in conjunction with tract #1. There is an underpass that connects Tracts #1 and #2 below Highway 160 that is large enough to drive a pickup though with no problem. This tract offers excellent grazing, hunting, and more. There is a spring fed creek that runs through the property from West to East, a windmill, and 2 different catchment ponds to provide water. The timber and pond provides excellent habitat for wildlife and a great place for family recreational trips as well. There are 2 food plots on Tract #2 and lots and lots of good hardwood timber along the creek. Hunters, do not overlook this one either as the creek and food plot areas are loaded with tracks, rubs, and scrapes. While touring this property, we kicked up a covey of quail, some Gobblers, and of course, whitetail deer. The grass is excellent on this tract and it is estimated that over 1 million cedar trees were removed in 2006 and 2007. Many Barber County residents have longed to own a tract like this and now is the chance to purchase it.



Tract #6 - Homestead - 40+/- Acres

Minerals Included in this Tract

The NE1/4 of the SW1/4 of Section 12, T32S, R13W of the 6th P. M. in Barber County, Ks

This tract features a cedar sided home with a walk out basement that was placed within the last few years but is unfinished. The home is set up to be a 3BR/2Bath home and has a heated basement floor. There are 2 shop buildings with concrete floors, an older barn, and livestock pens. The North shop building is 40x40 and also has a heated concrete floor. Also on the property is an older stucco house with a newer metal roof. This 40 acres has rural water, electricity, easy access. There is an easement for the buyers of the 80 acre tract North of the Highway to use and maintain the water well on this tract.

Additional Auction Information:

Personal Property to be

Auctioned: 1990's model 28ft x 80ft Manufactured home. This home is a 4BR, 3 Bath home with a Dining Room, Living Room, Family Room, wood fire place, and a Jacuzzi tub. The house also has Central heat and Air. To be moved within 60 days after the Auction.

MINERAL TRACTS: Minerals for tracts 1,2,4, and 5 will be sold following the surface. Mineral opinion has been ordered and will be provided as soon as complete. Contact United Country/Nixon Auction & Realty, LLC for Mineral Opinion.

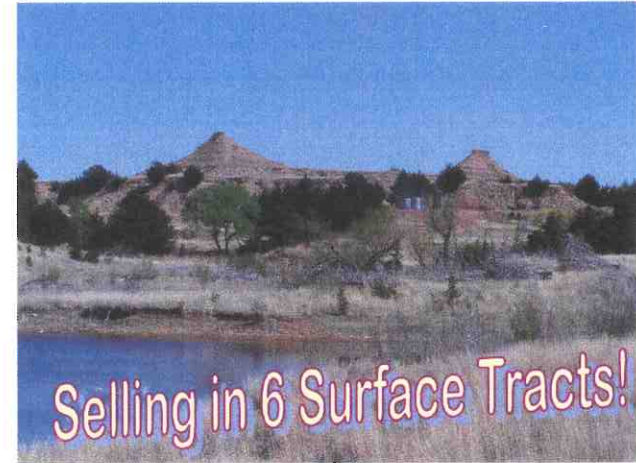
Terms: 10% down day of sale per tract. Certified funds or letter of credit required, balance closing on or before June 30th.

Possession: At closing subject to tenants rights on farm ground.

Barber County, Kansas

Historic Twin Peaks Ranch

LAND & MINERAL AUCTION



Mon. May 23, 2011 @ 10 AM

Nixon Auction House, Medicine Lodge, KS

(Hwy 160, Across from the Stockade)

Sellers: Twin Peaks Ranch

United Country Nixon Auction & Realty, LLC

101 N. Main Street • P.O. Box 189
Medicine Lodge, KS 67104 • (620) 886-3340
(620) 886-0793 - John Nixon
(620) 886-1701 - Jed Hill
Travis Thimesch - 620-243-4080
Jackie Thimesch - 620-243-3328
www.TwinPeaksRanchAuction.com
www.nixonrealty.com

Directions to the Ranch: 5 ½ miles West of Medicine Lodge, Ks on HWY 160.

Tract #1 - The Twin Peaks Pasture 800+/- Acres

2010 Real Estate Taxes: Approx \$600.00

The E1/2 of the SE1/4 of Section 10, the S1/2 of Section 11, the NE1/4 of the NE1/4 of Section 15, the N1/2 of the N1/2 of Section 14, the N1/2 of the NW1/4 of Section 13, the S1/2 and the NW1/4 of the SW1/4 of Section 12, all in T32S, R13W of the 6th P.M. in Barber County, Ks.

This tract is the heart of the Ranch consisting of 800+/- acres. This property is accessible from US Hwy 160 and by the Twin Peaks Road. You won't find much better grass from Medicine Lodge to Coldwater than what this ranch property has to offer. Excellent water is provided by a spring fed creek on the West side and a large solar powered well. The solar well sends water to 3 different strategically placed tanks located on this tract, the largest tank being 24 ft. In addition, there are 3 stock ponds in this pasture, one of which offers excellent fishing and a great place for the family to camp. This 800 acres has been cross fenced into 4 different grazing cells and has been enrolled in a cedar trees removal program with great success. There are also 77 acres of farm ground with a 58.5 acre wheat base. The farm ground provides an excellent opportunity for the cattleman to produce additional winter feed on site to sustain a herd. 25 acres are currently in alfalfa and the remaining acreage is planted to feed. The West boundary fence was put in new in 2010. With this property you get the best of both worlds. The property is set up well for a rotational grazing program but in addition the recreational potential is unmatched. The famous Twin Peaks are known throughout the United States as a natural landmark. Twin Peaks is a mountain summit on the ranch that climbs to 1,732 feet above sea level. Here is the chance to get a great ranch property with good grass, fences, water, views, and recreation all just a short 5 minute drive from Medicine Lodge.

A Kansas Landmark Ranch

Tract #3 - Cedar Creek - 400+/- Acres 2010 Real Estate Taxes: Approx \$450.00 Minerals Included in this Tract

The SE1/4 of Section 12, the NE1/4 and the N1/2 of the SE1/4 of Section 13 all in T32S, R13W of the 6th P.M. in Barber County, Ks.

This is one of the most attractive hunting properties that we have sold in Barber County. Cedar Creek runs through the entire property North to South and is loaded with timber. This property is also well fenced with some being as new as 2010. In addition to Cedar Creek, water is provided by a solar powered pump toward the South end that was installed in 2010 and a windmill towards the North end. There are 69.8 acres of farm ground on the property in 2 separate fields, most of which is currently planted to alfalfa, which keeps the Whitetail deer and Rio Grande Turkeys living on the property year round. One doesn't really appreciate the wildlife habitat on this property until he is actually driving or walking this tract. This is phenomenal. There are also 2 small winter wheat food plots located in the woods, just along the creek. The quality of the whitetail genetics on this tract are practically unmatched as you can see from the pictures. The family has had an amateur photographer out on the ranch through recent years and has provided the auction company with wildlife photos. Potential buyers are welcome to view them in the office or on the advertised websites.



Tract #4 - 80+/- Acres 2010 Real Estate Taxes: Approx \$59.02

The S1/2 of the NW1/4 of Section 12, T32S, R13W of the 6th P.M. in Barber County, Ks

For years people have searched for smaller sized tracts of land in the Gyp Hills, only to find that they rarely come up for sale. This 80 acre tract offers adequate fencing on all four sides, Hwy 160 frontage on the South side and Twin Peaks Rd frontage on the East. Tract #4 has a water hydrant located in the SE corner that is supplied by the well on tract #6, just South of the Highway. This tract also offers good grass and has been enrolled in a cedar clearing program. There is still a good stand of hardwood timber on this property and tremendous hunting potential.

Tract #5 - 80+/- Acres 2010 Real Estate Taxes: Approx \$59.02

The S1/2 of the NE1/4 of Section 12, T32S, R13W of the 6th P. M. in Barber County, Ks

This 80 acre tract has 71.3 acres Enrolled in the CRP program. The contract runs until

September 20th, 2013 and pays \$28.00/acre or \$1996.40/year. This tract is bordered by HWY 160 on the South, Mingona Rd on the East, and Twin Peaks Rd on the West. The South end of this tract offers stellar views of the Gyp Hills.

More Information & Pictures Can Be Found At:
www.TwinPeaksRanchAuction.com
www.UCKansas.com
Or Bid Live Online at: www.Proxibid.com

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 United Country/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. All final bid price(s) are subject to Sellers' acceptance or rejection.