

# KINGMAN COUNTY, KS

## LAND & MINERAL AUCTION

### SAT. MARCH 31, 2012 - 2 PM

SALE LOCATION: Kingman Country Club - 1225 N. Golf Street, Kingman, KS (From Hwy 54, go North on Sugar Street for ½ mile, turn West on W. Copeland for ½ mile, turn North on Golf St.)

**SELLERS: Jack & Diane Thimesch**

**Directions to Property:** From Kingman, KS take HWY 54 East to the Waterloo Exit, Then go South 2½ miles to SE 10<sup>th</sup> St. NE corner of the property is 1 mile to the West but to enter property go another mile to NE 80<sup>th</sup> Ave, then ½ mile South to Gate. Please respect the neighboring houses' property.

**Terms:** All final bid prices are subject to sellers' acceptance or rejection. 10% down day of sale. Certified funds or letter of credit required, balance due at closing within 30 days of auction.

**Possession:** At closing.

#### MINERALS:

Minerals will sell immediately following the surface. Minerals are 100% in tact. The minerals are currently in the first year of a 3 yr lease with an additional 2 yr option at \$375/acre.

#### SURFACE OVERVIEW

In a time when not many agricultural tracts are coming on the market in South Central KS, here is a great Kingman County farm that is only a short drive from the City of Kingman. This tract consists of about 54 acres of native grass and 99 acres enrolled in the CRP program. It features a nice pond that has been recently dug out and re-stocked with fish. The pond also has a nice concrete duck blind for all you sportsmen. Interestingly enough, this property is the former Cessna Cycle Club Recreational Site so you know it's lots of fun. If you look close enough, you can still see the old track where dirt bikes were once raced. This is small enough to afford, but has a little something for everyone whether you want to run a few cows or horses, hunt a little whitetail or waterfowl, or just fool around, have fun, and collect the CRP income.

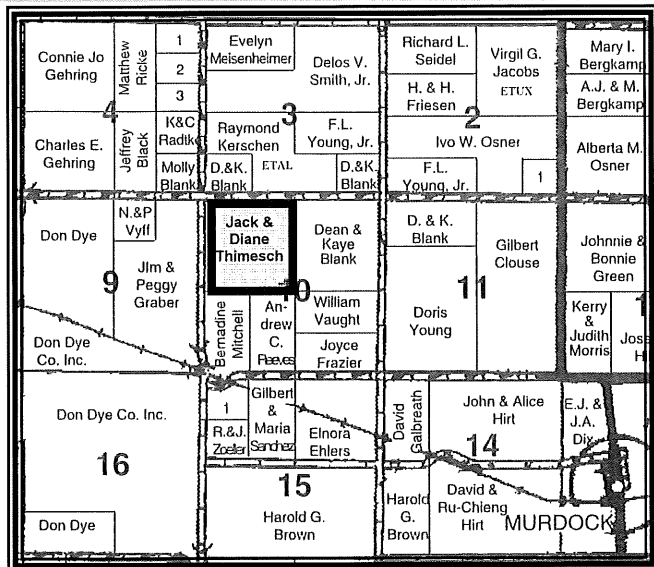
**Legal Description of the Surface:** The NW1/4 of Section 10-T28S-R6W in Kingman County, Ks less two tracts surveyed off of the N1/2. 153+/- acres

**2009 Real Estate Taxes:** \$171.37

#### FSA information:

Tillable acres 100.7 acres-99 are in CRP Program  
Bases/Yields: 1.7 acre base/25bu yield

There are 3 separate CRP contracts in place.  
7.2 acres at \$30.95/acre/yr through 2025  
58.6 acres at \$32.02/acre/yr through 2017  
33.29 acres at \$32.08/acre/yr through 2017



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