

# LAND AUCTION

## 755 ACRES IN BARBER COUNTY SELLING IN 2 TRACTS!

Monday, Mar. 22 - 10 AM

Sale Location:

Nixon Auction House,  
Medicine Lodge, KS

(HWY 160, Across from the Stockade)



### Directions to Property

1 mile North of Hardtner, Ks on the Hardtner Shortcut Rd. (15 m N of Alva, OK)(19 m SW of Medicine Lodge, Ks)(8 m W of Kiowa)

**Order of Sale:** Tracts will be offered as buyers choice.

This is a unique opportunity to buy at public auction 2 tracts of land that have true diversity. It is hard to find a well rounded parcel of land with a good blend of farm ground and native grass pasture these days. Both tracts have good, reliable sources of water, adequate fencing, and electricity. The pastures in each tract feature Bermuda grass bottoms as well as good native grass. Both tracts have excellent potential for a home site. These tracts are small enough to afford, but large enough to use. We are absolutely honored to be selling this land which has been in the family for generations.

**Terms & Conditions:** 10% down day of sale. Certified funds or Letter of Credit Required. Balance due at closing.

**Possession:** Pasture at close of escrow, farm ground after 2010 wheat harvest.

**Minerals:** No minerals will be sold.



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**Tract 1** The SE1/4 of Sec 32, the S1/2 of the SW1/4 of Sec 33, 830 ft off the South side of the N1/2 of the SW1/4 of Sec 33, all in T34, R12W and Lot 2 of Sec 4, and Lot 1 of Sec 5 all in T35S, R12W, Barber County, Ks

This tract consists of 367 total acres. 236 acres are in cultivation and the balance being pasture. This tract has an abundance of hunting potential as the pasture is heavily wooded. There is a large pond centrally located in the pasture. The pond provides excellent fishing and also holds large populations of geese and ducks during season as shown by the pictures. The farm ground consists of 3 separate fields which are currently planted to wheat, providing an excellent food source for Whitetail deer. There is also a windmill located on the center field. Electricity is located on this tract and there is highway access to the property.

**Base/Yield - Wheat:** 223.4 acre base, 28 bu/acre yield  
**2009 RE Taxes:** \$916.04

**Tract 2** The SE1/4 and the North 490 ft of the SW1/4 and the S1/2 of the N1/2 of Sec 33, and Lot 1 in Sec 4 all in T35S, R12W Barber Co, Ks

Tract 2 consists of 388 total acres. 215 acres are in cultivation with the balance being pasture. This tract is an excellent grazing tract as the pastures support a healthy stand of native grass. There are 3 separate wheat fields and two separate pastures. The pastures are connected by a fenced lane. The North pasture has a windmill where the old corral was located as well as a rural water hydrant at the South fence line. Driftwood Creek also runs through the North pasture. The South pasture also has good grass, a windmill, and timber to provide hunting potential. Both pastures have enough elevation change to provide an excellent environment for calving season. If you enjoy a good quail and pheasant hunt, then you will like this tract.

**Base/Yield - Wheat:** 198.6 acre base, 28 bu/acre yield  
**2009 RE Taxes:** \$1,078.36

**Sellers :** The Heirs of Lawrence & Jean Vogel & the Heirs of John L. Graves, Jr. & Mary Ann Graves

**Information & Pictures Can Be Seen At:**  
[www.nixonrealty.com](http://www.nixonrealty.com)



For More Information or to Schedule a Showing, Call:  
620-886-1701 (Jed Hill)  
620-886-3340 (Office)  
620-886-0793 (John Nixon)



Or Come See Us At:  
101 N. Main Street  
Medicine Lodge, KS  
**No One Knows The Country Like We Do®**

**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.

**See Maps on Reverse Side**