

EXCELLENT HUNTING POTENTIAL

ABSOLUTE AUCTION

679± ACRES OF COMANCHE CO. PASTURE LAND

SELLERS: Leo & Karen Oller

SATURDAY, AUGUST 14, 2010 • 10:00AM

LOCATION: United Country - Red Hills Office - 600 S. Central - Coldwater, KS 67029



Find Your Freedom®

679± ACRES OF SOUTHERN COM



United Country – Red Hills Realty & Auction is privileged to offer this once-in-a-lifetime opportunity to purchase, at public auction, 679± acres of prime native grassland. Homesteaded in 1886, this property has *NEVER* before been offered for sale. All in one tract, this ranch land is located 29 miles Southeast of Coldwater, in Comanche County, Kansas. Situated 2.25 miles from the Woods (OK) County Line and 3 miles from the Barber (KS) County Line in the scenic Gypsum Hills, this land has historically been operated as a cattle ranch and additionally presents abundant, diverse wildlife of the famed Hunting Unit #16 for recreational use. Features include spring-fed live water most of the year, catchment ponds, (1) Rural District #2 hydrant & tank, and a variety of habitat, trees and terrain. Barbed wire border fences are good to excellent, perimeter roads provide good access. Electrical service is located along the south border of the property.

In the Northwest corner of the acreage is an outstanding painted pipe corral facility which is adjacent to a good gravel road. Features are: sort alley, 3 sorting pens, 12' working tub & adjustable alley, small calf working alley for calf cradle, large catch pen capable of holding 150 - 200 cows, load-out alley for trucks & trailers, and plenty of sorting & walk-through gates. This land offers the possibility of a homestead site that would have stunning views of the land, horizon and endless sky ~ incredible beauty of sunrises & sunsets! If you are looking for an exceptional investment and the opportunity of a rare offering you won't want to miss the chance to acquire this historically pristine property.

LANCHE COUNTY PASTURE LAND

TERMS AND CONDITIONS OF BIDDING AND PURCHASE

LEGAL DESCRIPTION: Sec-33, Twp-34, Rng-16 All Sec less Rd R/W (628.60 Acres); Sec-04, Twp-35, Rng-16 N 430 (s) Sec Less RD R/W (Acres 50.40)

TRACT #1: 679± Acres - Surface Only
Tract #2: 679± Mineral Acres

MINERALS: Minerals are believed to be 100% intact, unleased, and open. Buy these minerals in a proven area for good oil and gas production. Minerals will be conveyed by Quit-Claim deed without Warranty. Buyers shall have Ten (10) days after sale date to examine title prior to Closing.

TAXES: 2009 - \$724.96; 2010 taxes pro-rated to date of closing.

POSSESSSION: Given at closing, upon payment in full of the purchase price and transfer of title.

INSPECTION: For a private showing, please contact Linda Hart with United Country - Red Hills Realty & Auction at 620-635-5344 (cell).

TERMS: 10% per tract down day of sale. Balance due September 14th, 2010 or sooner with title approval. Title Insurance will be furnished with the cost being shared 50/50 between Buyer and Seller. Acreages given are approximate as given by the U.S. Government survey. There is no acreage guarantee given by the Listing Company.

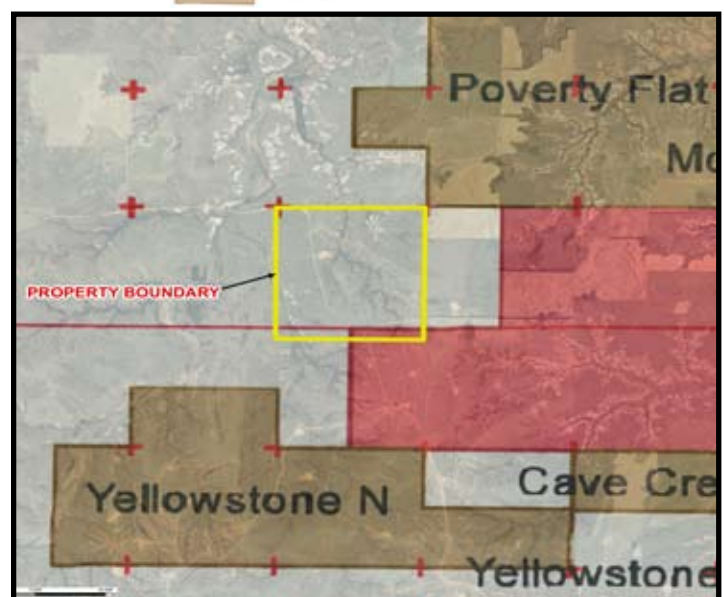
LIVE INTERNET BIDDING: Bidders that cannot make it to the auction will have the opportunity to bid on the internet during the live auction event. For registration information contact United Country - Red Hills Realty & Auction at 620-582-2455. To bid online go to www.proxibid.com/uc-rhr.

LISTING COMPANY: United Country - Red Hills Realty & Auction is representing the seller in this transaction.

DISCLAIMER: Any announcements made the day of auction take precedence over previously distributed information regardless of the medium.

ALL PROSPECTIVE BIDDERS: The real estate will be sold "as is" "where is" without any inspections or warranties by the owners or REALTOR®/Auctioneers whatsoever. High bidder takes the real estate "as is" "where is". Sellers or REALTOR®/Auctioneers make no other representation of warranties express or implied, with respect to the compliance with accessibility laws or the environmental condition of the premises and the surrounding properties. The property will be sold "as is" "where is" with subject to restrictions, reservations, easements, community contracts, and zoning orders. All bidders are responsible for their own inspection of the real estate and examinations of all documents on file with the city, county, state of Kansas, and title reports. Bidders should satisfy themselves with respect to all issues that they might deem material to the transaction. Successful bidder will sign a purchase contract.

2009 Oil & Gas Fields Map



TO LEARN MORE ABOUT THIS AUCTION

(620) 582-2455 • www.UCcoldwater.com • Email: info@UCcoldwater.com

United Country® Red Hills Realty & Auction

Linda Hart - Real Estate Agent
620-635-5344 (cell)
600 S. Central
Coldwater, KS 67029

United Country® Nixon Auction & Realty, LLC

Jed Hill - Auctioneer
620-886-1701 (cell)
101 N. Main
Medicine Lodge, KS 67104



From Coldwater:

- 14-miles South on U.S. Hwy 160 / KS Hwy 1
- 4-miles East on Ave. W
- 1-mile South on Rd. 17
- 10-miles East on Ave. X
- Sec-33, Twp-34, Rng-16



PRODUCTIVE RANCH PROPERTY

ABSOLUTE AUCTION

679± ACRES OF COMANCHE CO. PASTURE LAND

Land & Minerals Sold Separately - NEVER Before Offered For Sale!!

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Coldwater, Kansas

RSVP and find out more
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