

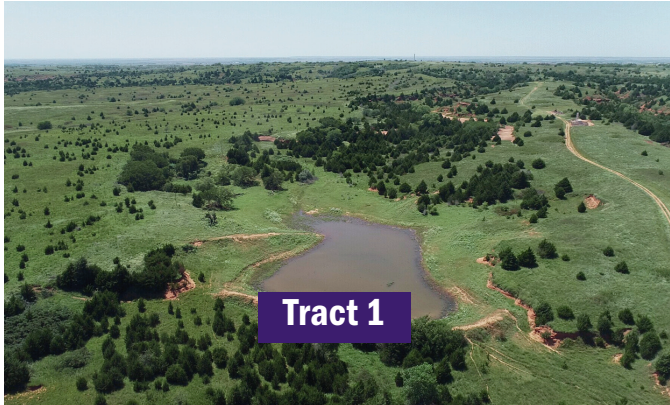
# GF&A

# ABSOLUTE • LIVE & ONLINE LAND AUCTION

## Wednesday, May 29, 2024 • 11:00 AM

**LIVE LOCATION: Barber County Heritage Center, 4597 SE Pageant Road, Medicine Lodge**

**ONLINE BIDDING: [www.gavelroads.com](http://www.gavelroads.com)**



**TRACT 1:** 1,300 ± contiguous acres located in the heart of some of the most sought-after and hard-to-find Trophy Whitetail Hunting in Unit 16. Situated on the edge of the Scenic Kansas Gyp Hills, this tract is a portion of a working cattle ranch owned and operated by the same family for generations. Pride of ownership is evident with well-maintained fences in good repair and native grass carefully managed to prevent overgrazing. Topography consists of rolling native grass hills with scattered areas of plum thickets that drop off into rugged cedar-lined brush-filled canyons and ravines with scattered mature timber. Ponds and water wells throughout the property provide water for livestock and wildlife. Plenty of habitat to hold and maintain a sizable deer population. Recreational opportunities include turkey, quail, and pheasant hunting with additional wildlife including coyotes and bobcats. Several locations to build a cabin or home. This property needs to be seen to fully appreciate everything it offers to serious trophy hunters. Rural water is available in addition to the ponds and windmill. Property has mineral production totaling \$54,451 in 2023.

**Taxes:** 2023 \$1,663.22 Taxes will be prorated to the day of closing.

**Legal Description:** Part of Sections 7, 8, 17, & 18 in Township 33, Range 10 West in Barber Co., KS.

**Location:** Approximately 5 miles South of Sharon, KS, on Tri-City Road and 1 mile West on Crooked Post.

**TRACT 2:** 700 ± acres located in Kansas Deer Management Unit 16, offering trophy hunters everything necessary to attract and hold deer. A small spring-lined creek with cedar trees, brush, and mature timber runs year-round the entire length of the property. Rolling hills with scattered areas of plum brush add additional habitat.

**Taxes:** 2023 \$1,209.16 Taxes will be prorated to the day of closing.

**Legal Description:** Part of Sections 24 & 25 in Township 31, Range 11 West in Barber Co., KS. (Contact agent for full legal description)

**Location:** Located 2 miles west of Sharon, KS on Hwy 160 and 4 miles north on Cedar Hills Road.

**TRACT 3:** 945 ± acres located in Kansas Deer Management Unit 16. Topography consists of rolling native grass-covered hills and draws with Sand Hill plum thickets. Adjacent to some of the most productive deer hunting properties in Barber County that consistently produces Boone and Crockett Trophy Bucks. Property is used primarily for bedding for a large number of deer. In addition, the plum thickets provide habitat for a sizable quail population. Water is provided by a pond and water well. Income from cattle grazing lease.

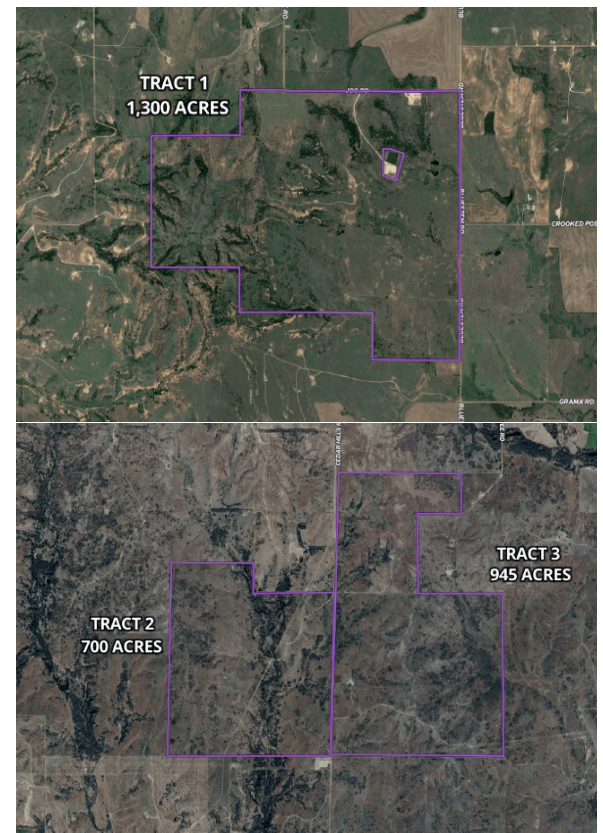
**Taxes:** 2023 \$1,167.92 Taxes will be prorated to the day of closing.

**Legal Description:** Part of Sections 19 & 30 in Township 31, Range 10 West in Barber Co., KS

**Location:** Located 2 miles west of Sharon, KS on Hwy 160 and 4 miles north on Cedar Hills Road.

**Minerals:** Seller's mineral interest will pass to the Buyer upon closing. **Possession:** Buyer will receive possession upon closing.

**Terms:** Earnest money required and shall be paid the day of the auction. Tract 1: \$200,000; Tract 2: \$75,000; Tract 3: \$75,000; with the balance due on or before June 28, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



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