

Overall Description

This 640± acre property is a Sportsman's Paradise, as well as, an excellent cattle/ grain production ranch. The property includes 480± acres of native Buffalo grass pastureland (some could be farmed), ponds, tree groves and ravines providing great wildlife habitat and cattle protection. There are also 300± acres of dry-land farm ground that will produce corn, wheat, sunflowers, Milo, soy-beans, etc providing good income to the ranch. There are two nice size ponds providing good water source for cattle and wildlife, as well as, water fowl hunting! There is an abundance of Mule deer, Whitetail deer, Pronghorn Antelope, Pheasants, Prairie Chickens, Quail, Doves, and upland game birds!! Improvements on the ranch include a 1,352± sq ft home with a full basement, very well suited for a personal home, hunting lodge, or Ranch manager's home. There are a few out buildings including older shop building (30' x 50') cattle/ horse sheds (2-30' x 50), etc. There are two fresh water wells (approx. 100' deep) providing good drinking water to home and approx. 2.5 miles of underground pipeline serving 3 stock tanks for cattle use.

For more information contact **Linda Niebur with Mason-Morse (719) 342-1233**
or **Troy Lippard with the Auction Company (580) 747-6747**



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SMOKEY HILL RANCH * UTICA KS
800± ACRES EXCELLENT GRASS & CROP LAND
OFFERED IN 5 TRACTS
EXCELLENT HUNTING * POND * IMPROVEMENTS
160± ACRES CROP LAND SELLING ABSOLUTE
(No Reserve)

LAND AUCTION

FRIDAY AUGUST 26, 2011 10:00 CST



*Smoky Hill Ranch * Utica Kansas*
800± ACRES EXCELLENT GRASS & CROP LAND
160± ACRES CROP LAND SELLING ABSOLUTE (No Reserve)
Excellent Hunting * Pond * Improvements

OFFERED IN 5 TRACTS

FRIDAY
AUGUST 26th
10 AM CST



Land Auction

AUCTION LOCATION: Onsite ~ 105 E State 4, Utica KS 67584
(5.5 miles west of Utica, Kansas on Hwy 4)

(719) 342-1233
(580) 747-6747

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Real Estate

www.LippardAuctions.com

www.RanchLand.com

Order of Auction:

Tract # 1

SE/4 of 14-16S-27 W Lane County, Kansas

THIS TRACT SELLS ABSOLUTE TO THE HIGHEST BIDDER!!

This tract consists of approx 160± acres. According to the Farm Service Agency there are 143.9 DCP cropland acres with 69.7 acre wheat base, 33 yield, 11.5 acre Grain Sorghum base, 43 yield, and a 6.2 Barley base, 38 yield.

Tract # 2

SW/4 of 14-16S-27 W Lane County, Kansas

This tract consists of approximately 160± acres and is comprised of mostly native grassland. According to the Farm Service Agency, there is 0.0 base and yield.

Tract # 3

W/2 of 23-16S-27 W Lane County, Kansas

This tract consists of approximately 320± acres and is comprised of mostly native grassland, ponds, trees, improvements, water wells, and approx. 29± acres of cropland with good Highway 4 frontage. According the Farm Service Agency, there is 29.1 acres of cropland with a 14.4 acre wheat base, 33 yield, 2.4 Grain Sorghum base, 43 yield, and a 1.3 Barley base and a 38 yield.

Tract # 4

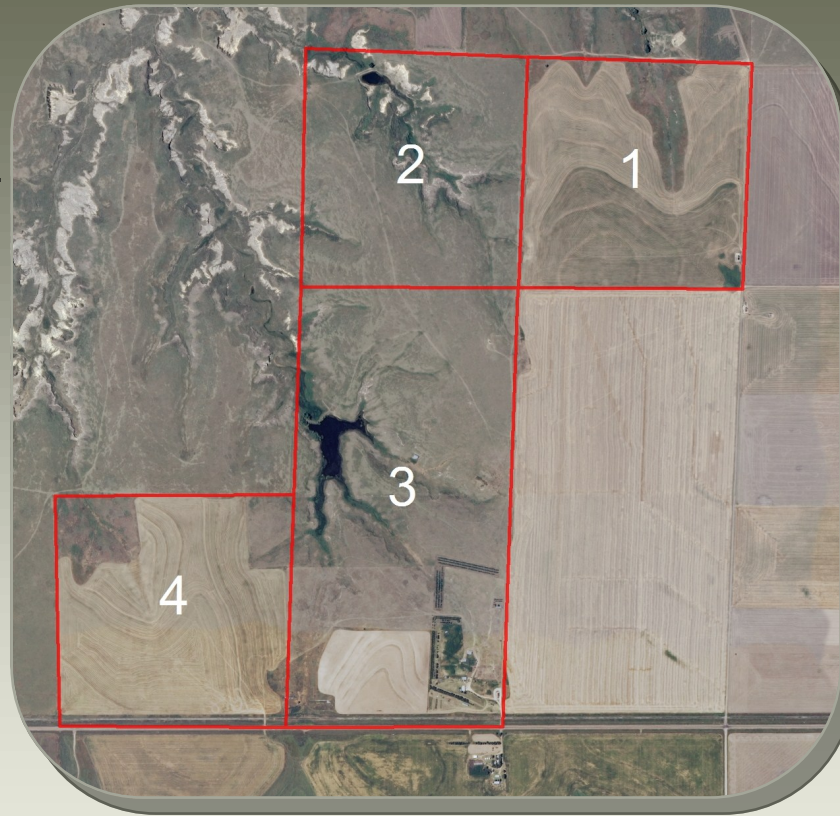
SE/4 of 22-16S-27 W. Lane County, Kansas

This tract consists of approximately 160 acres and is comprised of most dry cropland with good perimeter fencing. There is also Highway 4 frontage on this property. According to the Farm Service Agency, there is 135.8 acres DCP cropland with a 65.7 wheat base, 33 yield, 10.9 Grain Sorghum base, 43 yield, 5.9 Barley base, 38 yield, balance in native grass.

NO MINERALS SELL WITH THIS TRACT!!

Tract # 5

This tract would consist of all tracts added back together to determine which way brings the most money!



TERMS & CONDITIONS:

Taxes: will be prorated to the day of closing.

Minerals: will transfer any mineral interest seller owns with surface rights. Excepting Tract # 4.

Possession: Grass and improvements will be at closing.

Internet Bidding: will be available by logging on to www.lippardauctions.com

Auctioneers Note: This is a very unique ranch that offers lots of opportunity as a cattle ranch or a recreational hunting property. Be sure to call for your appointment to view the ranch!

Terms/Conditions: 10% Buyer's Premium will be added to the final bid price to determine the total contract price. 10% of the total purchase price will be placed in escrow the day of the auction with the balance being due at closing. Ranch will sell in its As Is Condition and all financing must be in order prior to bidding. All information is taken from sources deemed reliable; however, no guarantee is made by the Auction Company, Broker, or Seller. Buyers should satisfy themselves as to any inspections prior to bidding. Any announcements made the day of the auction supersede all advertising.

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Seller: Smokey Hill Ranch

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