

960± ACRES HARPER COUNTY, KS.

ANTHONY-ATTICA AREA

OUTSTANDING FARMLAND *LIVESTOCK

SMALL GRAIN * HUNTING

Absolute Auction



Seller: Hughbanks Estate

FRIDAY NOVEMBER 12TH 10 A.M.

AUCTION LOCATION: Municipal Hall

130 E. Main, Anthony, KS



866-874-7100

LippardAuctions.com



Tracts 1-4 * 640± Acres

TRACT #1: NE/4 of 27-33-9, Harper County, KS (160± acres) Appx. 65± acres of CRP



TRACT #2: NW/4 of 27-33-9, Harper County, KS (160± acres) Appx. 50± acres of CRP



TRACT #3: SW/4 of 27-33-9, Harper County, KS (160± acres) Appx. 19± acres of CRP



TRACT #4: SE/4 of 27-33-9, Harper County, KS (160± acres) Appx 30± acres of CRP



TRACT #5: Combination of tracts 1-4. The tracts will be offered separately and then added back together to achieve the highest possible price!

Directions: From the intersection of Hwy 2 and Hwy 2 in Anthony, KS (McDonalds) go 13 miles west.

Seller: Hughbanks Estate



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Tracts 1-4 * 640± Acres Description

640± Acres of outstanding native grass and timber with a live creek that runs through the Northeast quarter of the section. There are also 2 small ponds with one located on the Southwest quarter and the other is on the Southeast quarter. This section of land provides exceptional hunting for deer, turkey, quail and pheasant. Improvements on this property include an older home that has not been lived in for several years, milk barn, granary, corrals and a chicken house. There is a water well located inside the milk barn. There is a mile of highway frontage on this section with good all weather roads around the remainder of the property. There is an existing Conservation Reserve Program (CRP) contract in place consisting of 166.67± acres with a \$43.00 per acre rate ending 09/30/2011.

Taxes: 2009 taxes were \$1549.09

Soil Types: Quinlan Loam, Woodward-Quinlan Loam, Gerlane Fine Sandy Loam, Dale Silt Loam

TRACT #5

NE/4 of 12-34-9, Harper County, KS.

Directions: From the intersection of Hwy 2 and Hwy 2 in Anthony, KS (McDonalds) go 12 miles west to County Rd 120 Ave, go 3 miles south and ½ mile East.

160± Acres of timber and native grass. This is an excellent quarter for hunting quail, pheasant, turkey and deer. Shelter belt runs for about a quarter mile on the north side of the property. There is an existing Conservation Reserve Program (CRP) contract in place consisting of approximately 115± acres with a \$36.00 per acre rate ending 09/30/2011.

Taxes: 2009 taxes were approximately \$400.00

Soil Types: Shellabarger Fine Sandy Loam, Zellmont Sandy Loam



TRACT #6

SW/4 of 7-34-8

Harper County, KS

Directions: From the intersection of Hwy 2 and Hwy 2 in Anthony, KS (McDonalds) go 12

miles west to county rd 120 AVE go 4 miles south and 1 mile east.

160± Acres of timber and native grass with two ponds an old windmill with a shelter belt along the entire North side. Good hunting for deer, quail, pheasant and turkey. There is an existing Conservation Reserve Program (CRP) contract in place consisting of 67.60± acres with a \$36.00 per acre rate ending 09/30/2011.

Taxes: 2009 taxes were \$351.41

Soil Types: Woodward-Quinlan Loam, Pratt Loamy Fine Sand, Siltstone Substratum, Gerlane Fine Sandy Loam



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Terms: 10% down of the total purchase price is to be placed in escrow the day of the auction with the balance being due upon delivery of marketable title. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to the condition, acreage, farm service records, etc. prior to the day of the auction. Any announcements made the day of auction supersede all advertising.

Auctioneers Note: *This could be the opportunity of a lifetime because as you well know land does not change hands in this area very often. This land has been in the Hughbanks family for many years and it may be a long time before it changes hands again. This farm was the home and livelihood of J.F. and Vivian Hughbanks as they raised and worked along side their 11 children. They loved the land and the opportunities it gave to their family to learn how to work together while milking the cows or working in the field. It was more than just a farm it was a home. If you are looking for land that has the capability of a cow calf, small grain operation with hunting capabilities this is your opportunity.*

Questions, please call Jerry Whitney @ 580-747-6705

Troy D. Lippard
BR00049950
Jerry Whitney
SP00054456

**Seller: Hughbanks
Estate**



1102 W. Broadway
Enid OK 73703

ABSOLUTE AUCTION

Sells to the Highest Bidder— No Reserve.

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Anthony— Attica Area

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