

# KANSAS LAND AUCTION

## 5,613 Acres

*World Class Hunting Property*

THURSDAY, NOVEMBER 1 • 6PM

**DIRECTIONS:** From the junction of Hwy 56 & Hwy 283 on the southside of Dodge City, KS, take Hwy 283 47.5 miles south to Angle Road (1 mile north of Englewood, KS), turn east 1.5 miles to Rd 9, turn south .5 mile to 4/S Ranch Drive, turn east and proceed .8 mile to the property.

### AUCTION LOCATION:

The Ashland Community Center. At the intersection of Hwy 160/183 and Main St. in Ashland, turn south on Main St. and go 4 blocks to the Community Center at the intersection of Eighth Ave.



- 150 Miles from Wichita
- 160 Miles from Oklahoma City
- 320 Miles from Kansas City
- 330 Miles from Denver
- 330 Miles from Dallas



### INSPECTION DATES:

Wednesday, October 3<sup>rd</sup> • 4-6PM  
 Friday, October 19<sup>th</sup> • 4-6PM  
 Saturday, October 20<sup>th</sup> • 9AM-12Noon  
 Thursday, November 1<sup>st</sup> • 2-4PM  
 Meet a representative from Schrader at the home located on Tract 1.



# LAND AUCTION

Clark County, Kansas

P.O. Box 508, 950 N. Liberty Dr.  
 Columbia City, IN 46725

Follow Us:

Rex D. Schrader #BR00043237

### NOVEMBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

SchraderAuction.com

800.451.2709



# LAND AUCTION

Clark County, Kansas

## 5,613 Acres

Offered in 3 Tracts



*World Class Hunting Property*

THURSDAY, NOVEMBER 1 • 6PM

WORLD CLASS TROPHY WHITE TAIL • WILD TURKEY • QUAIL • FOOD PLOTS • BUFFALO GRASS

# KANSAS LAND AUCTION

## 5,613 Acres

*World Class Hunting Property*



Located in one of the premier regions in the U.S. for World Class White Tail Deer, 4/S Ranch provides unique woodland areas, rolling hills, year-round ponds, food plots, and overall vastness for the hunting enthusiast.

Offered in 3 Tracts



THURSDAY, NOVEMBER 1 • 6PM

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SchraderAuction.com

WORLD CLASS TROPHY WHITE TAIL • WILD TURKEY • QUAIL • FOOD PLOTS • BUFFALO GRASS

ABUNDANT WATER • YEAR ROUND PONDS • OVER 10 MILES OF INTERIOR ROADS • SAND HILL WOODLAND • PERIMETER FENCING

160 MILES FROM OKLAHOMA CITY, OK • 160 MILES FROM AMARILLO, TX • 330 MILES FROM DENVER CO • 330 MILES FROM DALLAS, TX

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** Tracts 1 through 3 will be offered in individual tracts, in any combination of these 3 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.  
**DOWN PAYMENT:** 10% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. **If the bidder pre-registers with the Auction Company on or before Thursday, October 25, 2012 then cash or a personal check will be accepted for the down payment (contact Auction Company for a pre-registration form or visit www.schraderauction.com.)** If the bidder does not pre-register, a bank letter of credit or guarantee will be required with a personal check. OR bidder must present a \$25,000 cashier's check with a personal check for the balance of the down payment on auction day. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**  
**APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection of the Seller.  
**DEEDS:** Seller will provide General Warranty Deed(s).  
**MINERALS:** No mineral rights are included in the sale of the property.  
**WATER:** All water rights are included in the sale of the property.  
**EASEMENT:** In the event Tracts 2 and/or Tract 3 sell separate from Tract 1 an easement for ingress & egress shall be provided over the existing private road as illustrated on the auction tract map.

**EVIDENCE OF TITLE:** The Seller agrees to furnish at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price.  
**CLOSING:** The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.  
**POSSESSION:** Possession of the Property shall be given at closing, subject to the Owners Exclusive Right to utilize the property during the 2012 deer hunting season, which expires December 10, 2012. At which time Buyer shall have full possession of the property.  
**REAL ESTATE TAXES:** Real estate taxes shall be prorated to date of closing.  
**ACREAGE AND TRACTS:** All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.  
**SURVEY:** Seller shall provide a survey for any tract where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller. Seller and Buyer shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.  
**BROKER PARTICIPATION:** A 1% commission for Buyer's Agents will be paid to the appropriately licensed real estate broker whose prospect successfully closes on a tract or tracts sold in this auction. The commission is based upon the bid price at the auction and will be paid at closing. The commission will apply only to Buyer prospects who are not legal landowners in Clark, Meade, Ford, Kiowa or Comanche counties, Kansas or Beaver or Harper counties, Oklahoma. No commission will be paid to brokers participating in the purchase of the property. A broker will not be recognized for prospects who have previously contacted Schrader Auction

Company and there can be no exceptions to the procedure. **Brokers must follow all guidelines set by Schrader and must be registered by Thursday, October 25, 2012.** Call Auction Company for details and Broker Registration Forms or visit www.schraderauction.com.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**  
**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.



# KANSAS LAND AUCTION

5,613 Acres



*World Class Hunting Property*



Offered in 3 Tracts THURSDAY, NOVEMBER 1 • 6PM



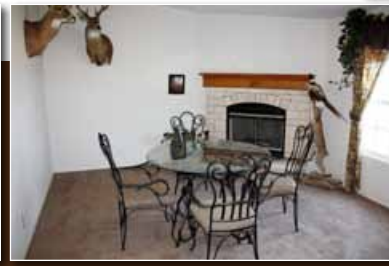
Deer Stand on Tract 3 Near the Ponds.

**Auctioneer's Statement:** Schrader Real Estate and Auction Company is excited to have the opportunity to market at auction the 4/S Ranch. Located in one of the premier regions in the US for world class white tail deer. The unique woodland areas, rolling hills, year round ponds, food plots and over all size of the 4/S Ranch provides the hunting enthusiast a truly rare investment opportunity. Within the past 5 years the owner of 4/S Ranch had made substantial investments in road improvements, fencing, windmills, home and buildings. Now it is time for you to reap the rewards of these improvements. I look forward to meeting you at one of the scheduled inspections and at the auction.

- Auction Manager, Brad Horrall

**Tract Descriptions:**

**TRACT 1: 1440± Acres** of native grass including Buffalo, Bluestem and Salt grass. Improvements include a 2007 28'x80' modular home with four bedrooms, kitchen with built-in appliances, utility room and living room. There is carpet and ceramic tile throughout. There are two full baths and front and rear decks. Adjacent to the house is an Behlen 60'x80' steel frame building, fully insulated and a full concrete floor. There is 110 and 220 volt electric and a 21'x14' electric overhead door. The exterior is metal siding and there are two RV electric hookup points with 30 and 50 amp service. The perimeter of this tract has 5 strand barbed wire fencing with cross fencing for creating 3 pastures. There are 4 windmills 2 of which are shared with Tract 2 and a set of quality working pens.



AUCTION MANAGER: BRAD HORRALL • 812-890-8255



[www.schraderauction.com](http://www.schraderauction.com)

800-451-2709



2 of These 3 Bucks, Scoring 187 & 189, were Taken by Bow on the Property

**TRACT 2: 2135± Acres** with excellent 5 strand barbed wire fencing on the perimeter and cross fencing separating the level pasture from the hill country. There are 5 windmills 4 of which are shared with Tracts 1 & 3. Native grasses include Buffalo, Bluestem and salt grass. This tract is the heart of the 4/S Ranch woodland hill country.



**TRACT 3: 2038± Acres** with an excellent 5 strand barbed wire perimeter fence and cross fencing dividing the level pasture from the woodland hills to the south. Buffalo and Bluestem are the predominate grasses. Water is abundant with 2 year-around ponds and windmills.



Well Maintained Pasture



Numerous Feed Plots



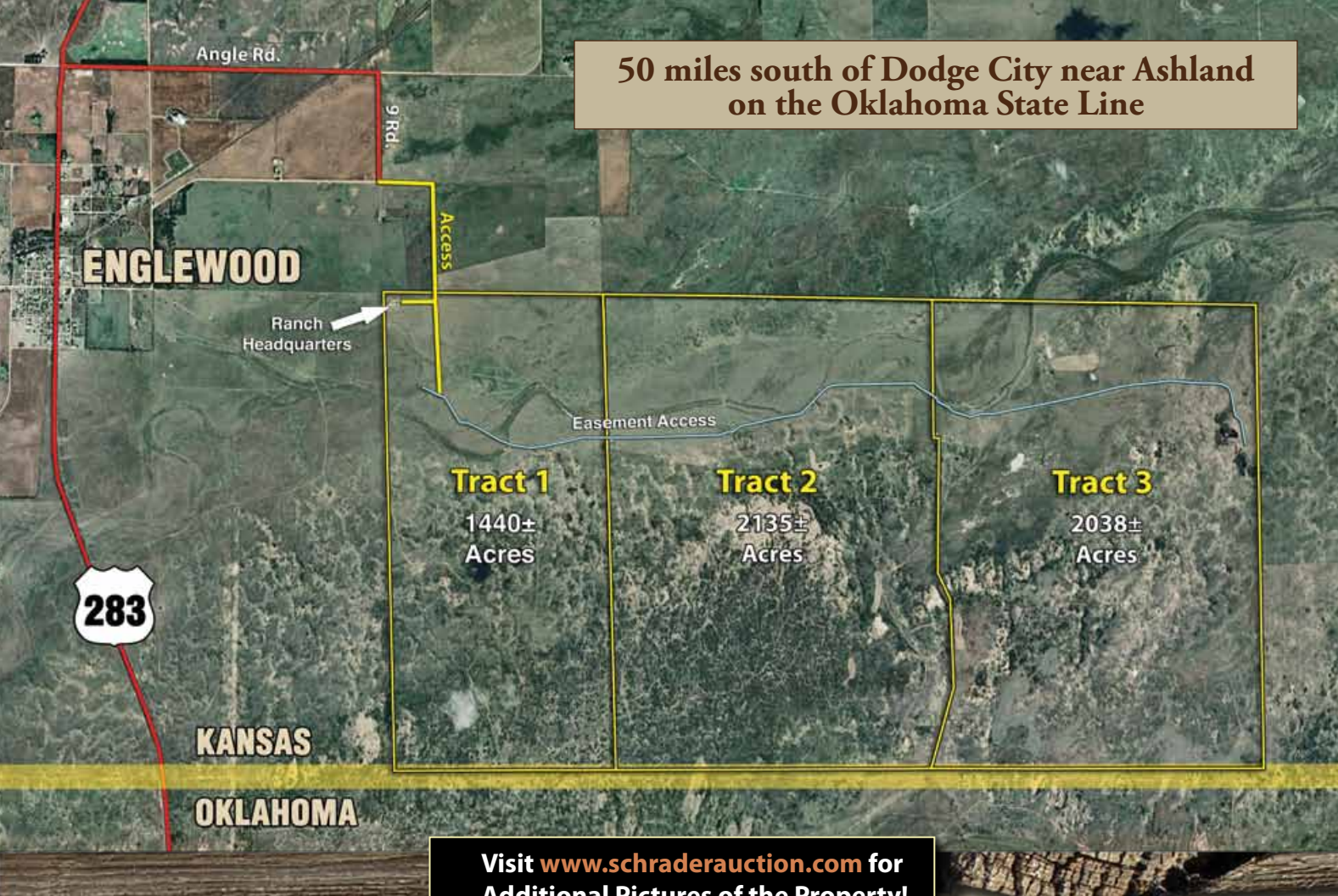
Like-New Heavy Fencing & Corral Pens • Abundant Water via Windmills & Ponds



Rare Wooded Land



Improved Roads



Visit [www.schraderauction.com](http://www.schraderauction.com) for Additional Pictures of the Property!

- World Class Trophy Deer
- Abundant Water
- Excellent Perimeter Fencing & Cross Fencing
- Year Round Ponds
- Over 10 Miles of Interior Roads & Trails
- Turkey & Quail
- Sandhill Woodland
- Food Plots
- Livestock Working Pens
- 8 Windmills & Tanks
- Native, Buffalo & Bluestem Grasses
- 4 Bedroom Home
- 60'x80' Modern Steel Frame Building



2/04/07 8:23 AM



10/22/06 9:35 PM



Abundant Wild Turkey on The Property



Deer Pictures Taken with a Trail Camera on the Property