

# 469 +/- Acres Barber County, KS Hunting Land



## LAND AUCTION



Wednesday, March 19, 2025 Time: 1:30 pm

Online ([www.hammauction.com](http://www.hammauction.com) Live Auctions) or in Person

SALE WILL BE HELD AT: Barber County Heritage Center. 1466 SE Isabel Road, ML Ks

Seller: Robert L Cline, Anne R Massey

**Tract 1 - Legal Description:** S23, T32, R15, ACRES 78, S2SE4 EX S 208(S) OF E 208(S) LESS RD R/W AND S26, T32, R15, ACRES 78, N2NE4 EX N 104 OF E 208 ALSO LESS RD R/W, Barber Co, KS  
**Tract 2 - Legal Description:** S25, T32, R15, ACRES 312.1, W2 SEC LESS RD R/W

Day of Sale announcements take precedence over any Internet, faxed, digital, or printed materials.



*This 469+/- acre tract includes Dryland, Native Grass, Trees, and Water. This tract of land has a strong wildlife influence, including Deer, Turkey, Quail, Geese, Pheasant, and Ducks in Unit 16! There is a nice pond on tract 1 and a small shop with a studio apartment in it. There is a water well (As-Is) and electricity. The tract has 108.5 acres of Native Grass and 47.4 acres of Dryland. Tract 2 has 147.1 acres of Dryland and 165 acres of native grass. Large trophy deer have been taken from both properties. This property can be a hunter's paradise that also includes Saltwater Injection Well and farmland income!*



**Saltwater Injection Disposal Well:** \$550.00/year goes to the buyer. **Minerals:** Seller's portion is conveyed with the land. Tract 1: 12/15<sup>th</sup>, Tract 2: 27/30<sup>th</sup>. **Closing:** On or Before April 21, 2025. **Possession:** Upon Closing. **Located:** From Medicine Lodge, KS, go West on Highway 160 for 18 miles to Aetna Rd, or 23 miles East of Coldwater on Highway 160. Turn South on Aetna Rd and go 3 miles. The land will be on both sides of the road. **Earnest Money:** \$20,000.00 on each tract on the day of sale, and the balance in Certified Funds on the Day of Closing. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; Slamal & Swayden. **Taxes:** 2025 and beyond to be paid for by the Buyer. **The land sale is not subject to financing or appraisal.**

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