



# Barber County Kansas Land for Sale at iAuction - Miller Trust Farms

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BIDDING ENDS TUESDAY, SEPTEMBER 26<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

00 SE Kochia & Corwin Road  
Hazelton, KS 67061

**ACRES:** 320

**COUNTY:** Barber

## AUCTION DETAILS:

Preview Day Saturday, September 16th , Tract 1 - 10AM to 11AM - Tract 2 - 11:30AM to 12:30PM.

**Bidding ends Tuesday, September 26, 2023 at 10:00 AM.**

Welcome to your opportunity to own a combination hunting and farmland in the Boone and Crocket country known as Barber County, Kansas.

Both quarter section tracts offer a mix of quality income producing crop ground and heavy grass, brush, trees, and water for wildlife to thrive.

These tracts are approximately 65 miles from Eisenhower International Airport in Wichita, and 110 miles from Oklahoma City.

**Tract 1:** Being sold as a quarter section (160 acres). Barber County shows this property as 157.8 taxed acres. FSA shows 156.55 acres farmland consisting of 95.55 acres cropland and 61 acres of a mix of heavy grass, brush, trees, and an approximately 1.4-acre recently renovated pond.

The non-tillable ground has perimeter fencing. The pond has previously been leased for waterfowl hunting and has a history of holding very good waterfowl numbers in the



## PRESENTED BY:

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fall. This tract includes a Phantom deer blind set up and ready to hunt and the property has good deer numbers and a history producing mature bucks. Additional hunting opportunities include mourning dove, waterfowl, pheasant, and quail.

Soils on this tract consist primarily of Grant silt loam 1-3% slopes, Grant silt loam 3-5% slopes, and Woodward-Quinlan complex 3-5% slopes.

Seller is retaining mineral rights, and crop possession will be at closing for non-crop land and after the soybean crop is harvested for the cropland. Seller is retaining their share of the soybean crop. The 2022 taxes were \$1,849.68.

**Tract 2:** Being sold as a quarter section (160). Barber County shows this property as 155.6 taxed acres. FSA shows 154.36 acres farmland consisting of 133.16 acres cropland and remainder being heavy cover with thick grass, brush, trees, and a creek.

This tract includes a Phantom deer blind set up and ready to hunt and the property has good deer numbers and a history of producing mature whitetail bucks. Nearly .85 miles of creek runs across the property providing extremely dense cover with heavy grasses, brush, and trees. Additional hunting opportunities include mourning dove, pheasant, and quail.

Soils on the cropland consist primarily of Dale silt loam and Minco silt loam 1-3% slopes.

Seller is retaining mineral rights. Full possession at closing. The 2022 taxes were \$1,132.06.



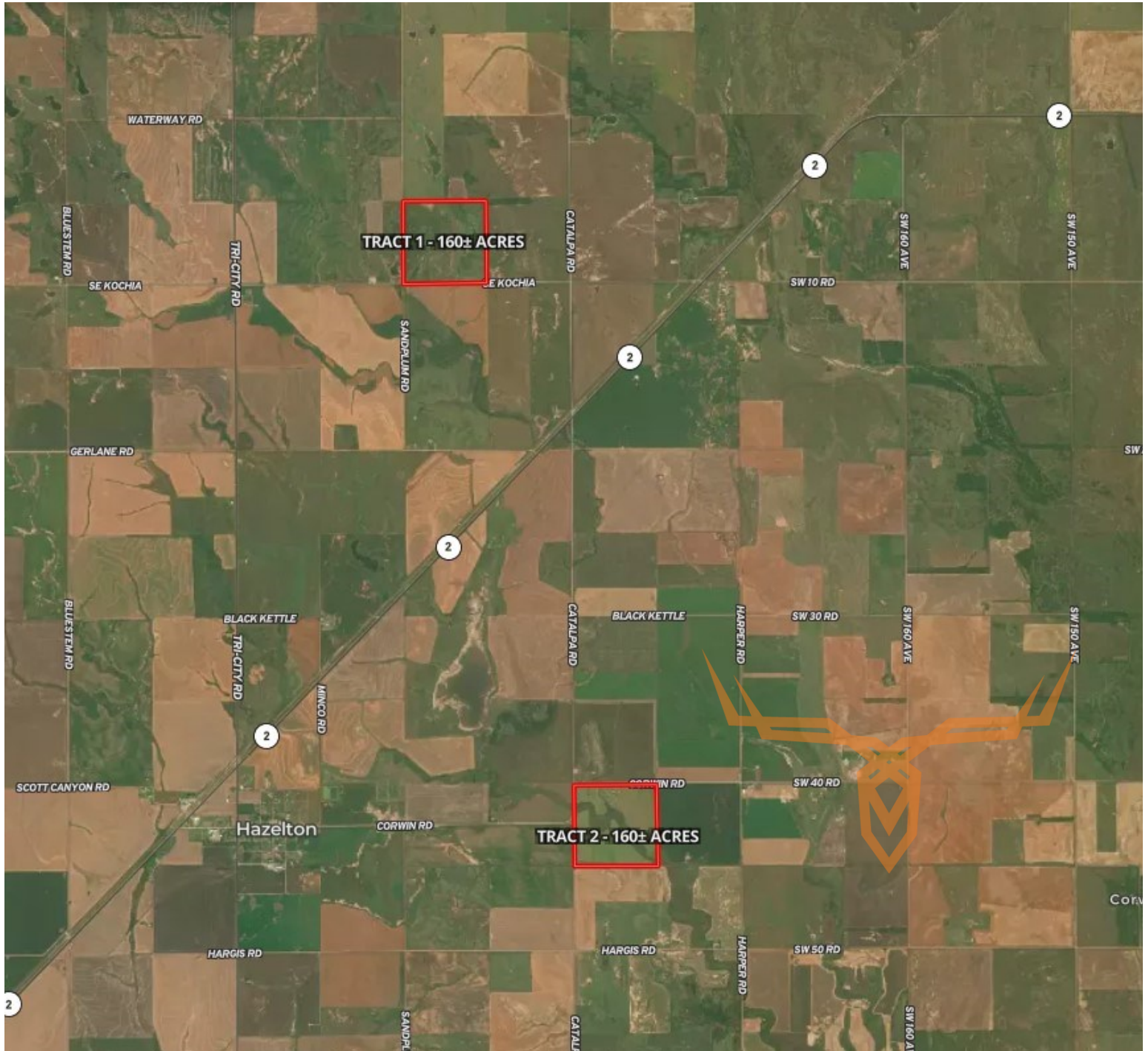
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



**T R O P H Y**  
PROPERTIES AND AUCTION  
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