

**7,672±**  
acres

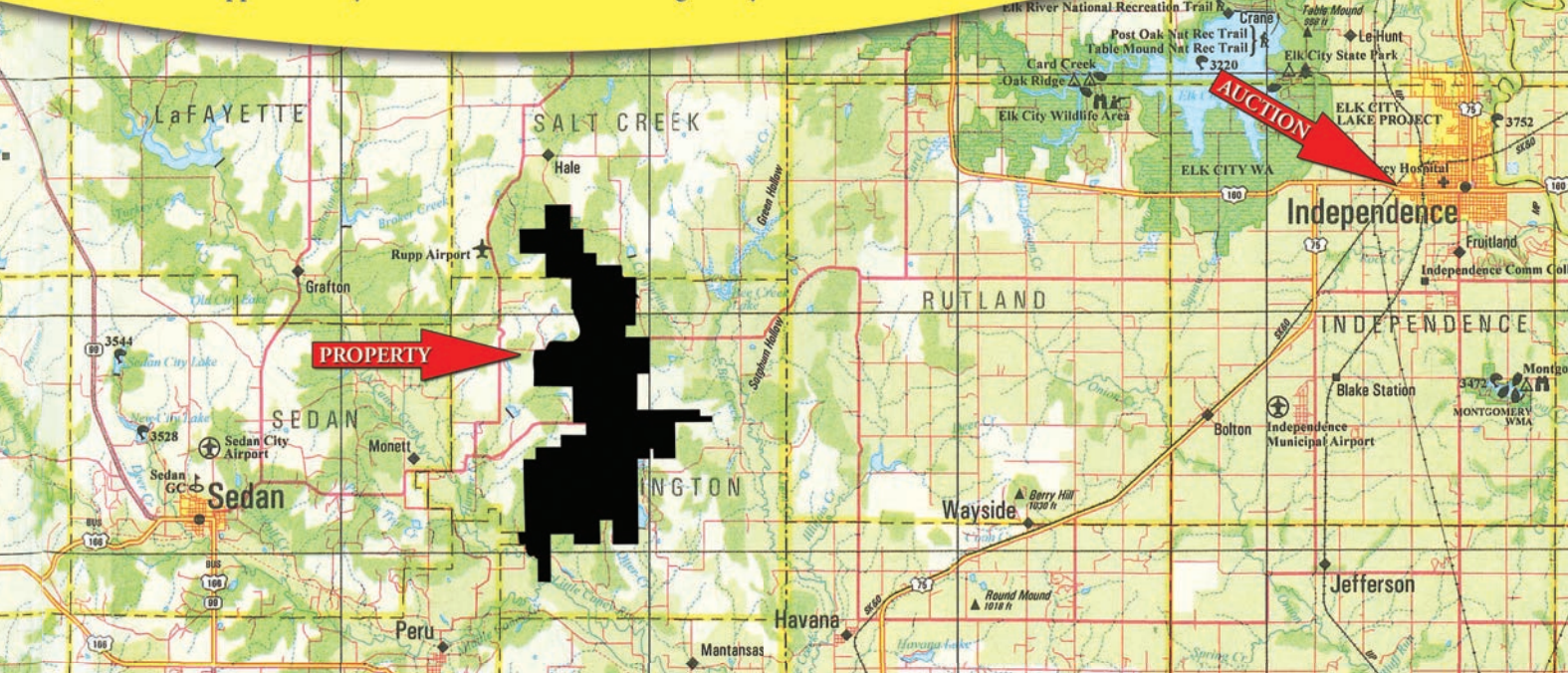
Contiguous Cattle and Recreational Ranch in Chautauqua County  
**Large KANSAS AUCTION**  
with Minerals

Offered in 12 Tracts  
in the Chautauqua Hills  
of Southeast Kansas

**Thursday,  
November 17**  
at 2pm

**Auction Location:**  
Independence Community College West Campus  
2615 W Main, Independence, KS 67301

**Directions to Ranch: From Independence, KS:** From the intersection of US 160 and US 75 travel south on 75 for 2 miles, turn right (west) on Independence Rd (Rd 4000) and follow for approximately 9.5 miles until the road makes a "V". Turn to the right and continue following Independence Road for approximately 5 miles and the ranch will begin on both sides of the road.  
**From Sedan, KS:** From the Sedan High School head east of E Elm St, which will turn into Independence Road, follow for approximately 8 miles and the ranch will begin on your left.



**AUCTION TERMS & CONDITIONS**  
**PROCEDURE:** Tracts 1 through 12 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions 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.  
**BUYER'S PREMIUM:** The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. 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 by the Seller.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be shared equally 50:50 between Buyer and Seller. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession of the land shall be at closing or as soon thereafter as any applicable lease agreements expire.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**MINERALS:** The property sold will include all oil, gas and other minerals owned by Sellers, but shall be sold subject to all oil and gas leases of record as of date of the title commitments, the landowner royalty associated with such leases to transfer to the purchaser effective as of closing.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder 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, if a new survey is determined to be necessary by the Seller.  
**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.  
**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their 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 DATE, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.  
**STOCK PHOTOGRAPHY:** Photos are for illustrative purposes only and are not of the auction or representation, either expressed or implied.



**Large KANSAS AUCTION**  
Contiguous Cattle and Recreational Ranch in Chautauqua County  
with Minerals

**7,672±**  
acres  
Offered in 12 Tracts  
in the Chautauqua Hills  
of Southeast Kansas

**SchraderAuction.com**  
800.451.2709

**AUCTION MANAGER:**  
Brent Wellings  
972-768-5165  
brent@schraderauction.com

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Real Estate and Auction Company, Inc.  
PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
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Large Contiguous Property  
Excellent Cattle & Recreational Ranch  
20 ± acres Watershed Lake  
Trophy Deer, Turkey & Quail Hunting  
Well Maintained Interior & Exterior Roads

**Thursday,  
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held on the West Campus,  
Independence Community College  
online bidding available

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Contiguous Cattle and Recreational Ranch in Chautauqua County

# Large KANSAS AUCTION

in the Chautauqua Hills of Southeast Kansas with Minerals

**7,672± acres**  
Offered in 12 Tracts

**Thursday, November 17 at 2pm**  
held on the West Campus of Independence Community College

**INSPECTION DATES**  
Thursday, October 13 • Noon-4pm  
Thursday, November 3 • Noon-4pm  
Wednesday, November 16 • 11am - 2pm  
Meet a Schrader Representative on Tract 1 for land tours

The Brougham Ranch consists of approximately 7,672± acres located in Chautauqua County, Kansas between the towns of Independence and Sedan. This auction represents a unique opportunity to acquire a well-managed ranch with a blend of open grassland and mixed timber, all contiguous with excellent access through and around the property. The ranch headquarters feature a 2,244 SF home, 1,000 SF hunting lodge, and 40x40 metal shed all overlooking a 20± acre clear water lake. With abundant water, excellent exterior and cross fencing, historically well-managed grazing program, cattle working facilities and excellent wildlife habitat the Brougham Ranch has something for a variety of potential buyers. Being offered in tracts and combinations that range from 70 to 1,537± acres, there is an opportunity to acquire large parcels of grassland, prime recreational land or a combination that best fits your needs.

**TRACT 1:** 160± acres encompassing the ranch headquarters, 2,244 SF home, 1,000 SF hunting lodge, 40x40 metal building, 20± acres lake and stunning topography. This parcel is mostly wooded, has outstanding wildlife habitat and water features that create a recreational paradise.

**TRACT 2:** 650± acres of rolling grassland, scattered timber and 7 ponds with excellent exterior fencing and pipe working pens.

**TRACT 3:** 830± acres of rolling grassland, scattered timber along the eastern side and 7 ponds. Tract 3 has excellent perimeter fencing and one set of working pens on the north end of the tract.

**Tract 4:** 1,537± acres of diverse terrain that includes rolling grassland, scattered oak timber, deep valleys and 11 ponds positioned throughout the parcel. This tract has excellent perimeter fencing and is cross-fenced into three pastures.

**TRACT 5:** 664± acres of mostly open, rolling grassland with some scattered timber throughout the tract. This parcel has good perimeter fence, is cross-fenced into two pastures and features 4 large ponds. Also included on Tract 5 are an excellent set of pipe working pens and load out facility along Independence Road.

**TRACT 6:** 460± acres of mostly open, rolling grassland that drops down into a creek bottom along the southern end of the parcel. This parcel has good perimeter fence and is cross-fenced into two pastures. Working pens are included with the tract along Lariat Road and both pastures have excellent water, with 9 ponds scattered throughout the tract.

**TRACT 7:** 270± acres of creek bottom grassland and rolling open hills, this tract has a creek running through the center, 3 ponds and good perimeter fence.

**TRACT 8:** 1,270± acres that feature an outstanding combination of rolling grassland and dense oak timber. With 8 ponds, this parcel has good water, is abundant with wild turkey and whitetail while having approximately a 50:50 ratio of open grassland and timber.

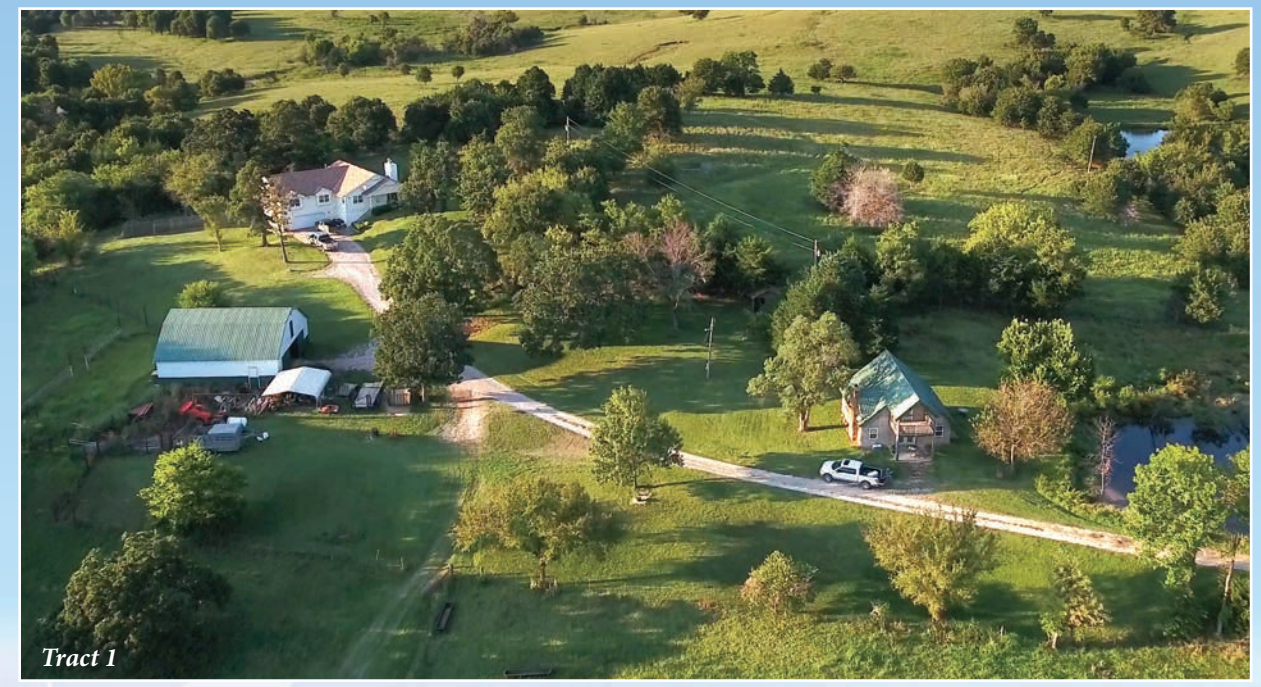
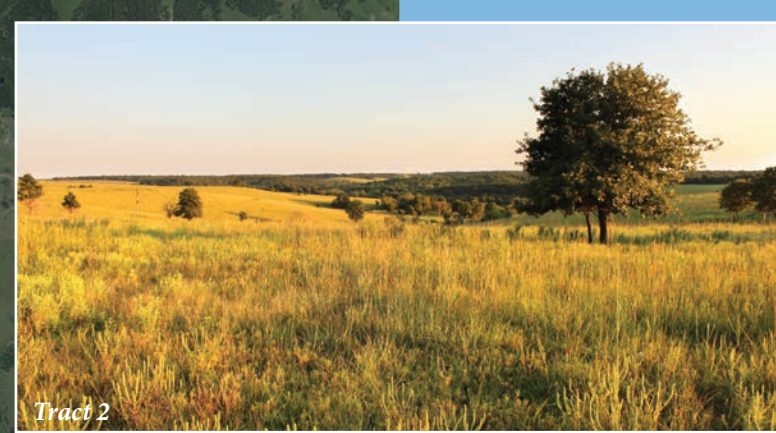
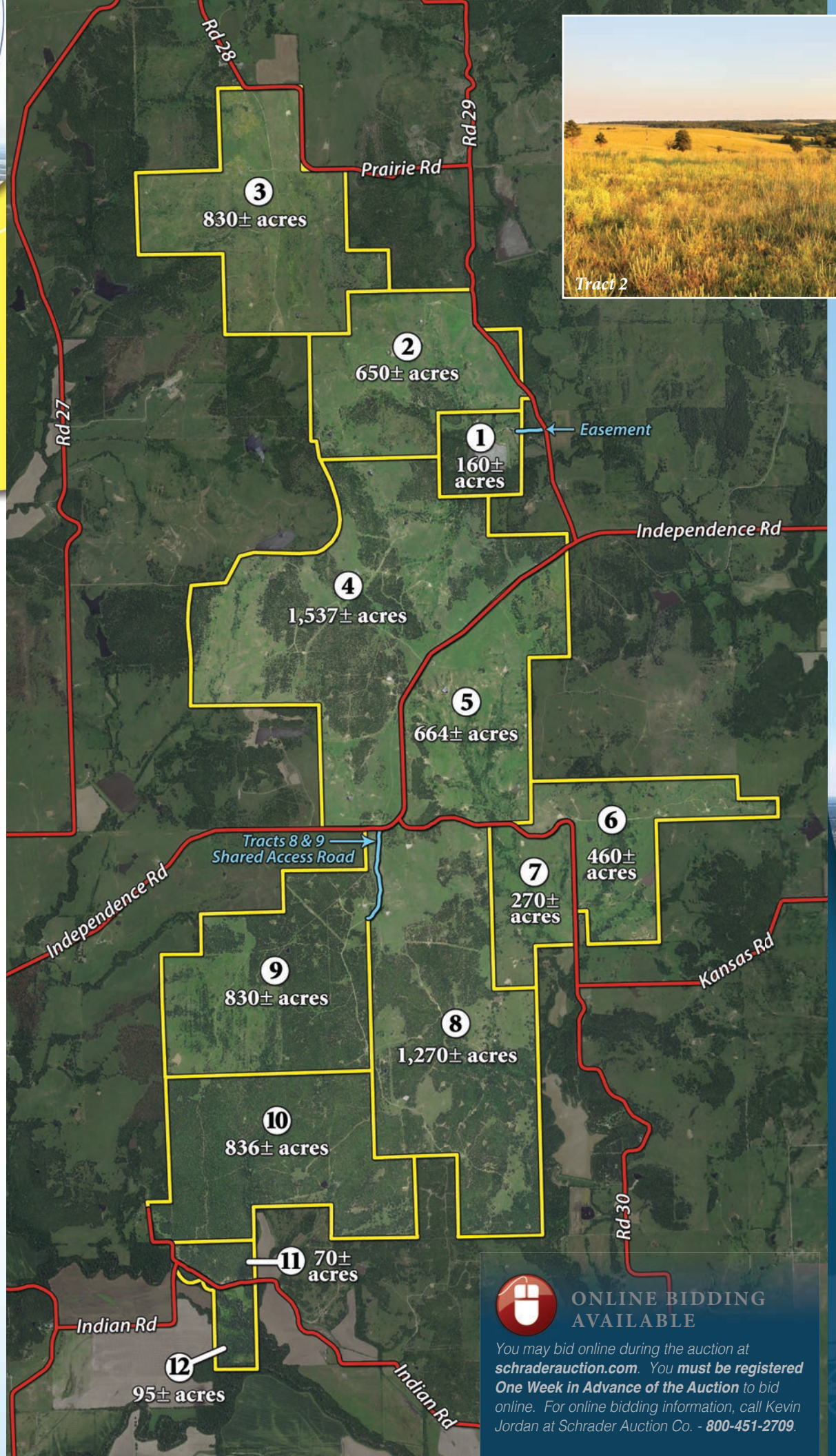


**TRACT 9:** 830± acres of outstanding SE Kansas recreational land. This parcel is heavily wood, with some rolling open grassland along the western side of the tract. A good internal trail system make Tract 9 easy to navigate, 2 good ponds are present with many locations for additional water features to be added.

**TRACT 10:** 836± acres of heavily wood, outstanding recreational land that has beautiful topography. A large creek runs through the center of Tract 10; featuring rock outcroppings, mature hardwoods and abundant Deer and Turkey. The south end of this parcel borders neighboring land currently in row crop production and potential access to electric utilities are along the southwestern side of this tract.

**TRACT 11:** 70± acres, which provide an opportunity for a smaller, yet outstanding recreational tract. This parcel includes an old farmhouse in need of repair that could make an excellent hunting camp, small shed, nice pond and large creek running along the eastern side.

**TRACT 12:** 95± acres of outstanding recreational land that is surrounded by agricultural fields! This parcel has North Caney Creek running throughout, features mature hardwood timber and has multiple locations excellent for food plot locations.



**AUCTION MANAGER:**  
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**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [schraderauction.com](http://schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Tract 1

Tract 2