The Spring Valley Ranch is truly a rancher’s dream come true with over 8,000 acres of contiguous ranch land, offering a great combination of grass and dry land, natural springs and irrigated land for crop production. The property also boasts complete perimeter and cross-fencing with road frontage on most of three sides for easy access. As you travel throughout the ranch, you’ll find miles of winding trails to enjoy with your horses or ATVs or to provide easy access for your next hunt.

Talk about location! This historic ranch is situated only about an hour from Colby and Oakley, Kansas and just minutes from the Colorado line and the historic town of Sharon Springs, Kansas.

Not offered for sale for over seven decades this will truly be a once in a lifetime opportunity to purchase such a fabulous operating Kansas ‘Great Plains’ Ranch at YOUR PRICE selling at ABSOLUTE AUCTION!
Nestled in the heart of western Kansas, one of the most beautiful ranches you’ll find is the Spring Valley Ranch. From the moment you pass through the entrance and cruise down the long winding drive, you become aware that you’re about to see a very special place. As you approach the impressive farmstead, you can’t help but pause and admire the large natural spring and panoramic views of the miles of rolling plains that are home to the historic Spring Valley Ranch.

Upon entering the property you’ll notice a very well maintained and landscaped entrance with a large natural spring and panoramic views of the miles of rolling plains that are home to the historic Spring Valley Ranch. As you tour the farmstead, you’ll find a variety of outbuildings that include a large modern shop with wide overhead door, for added storage and a cattle handling area, plus a large Quonset building for additional storage.

As you approach the impressive farmstead you can’t help but pause and admire the large natural spring and panoramic views of the miles of rolling plains that are home to the historic Spring Valley Ranch. As you pass through the entrance and cruise down the long winding drive, you become aware that you’re about to see a very special place.

**RANCH TOURS**

Shown by Appointment

Sharon Mays • Broker Lic. 00218789

**TERMS & CONDITIONS**

**AUCTION INFORMATION**

Please contact the Auction Office for further details regarding this auction at 800.582.1206 or visit RBARGBY.com

**REAL ESTATE BROKER P ARTICIPAT ATION**

A 2% Commission will be paid to any properly licensed buyer’s broker who registers a successful bidder according to the Broker Participation guidelines.

**REAL ESTATE TERMS**

A 5% down payment will be required day of auction. Balance at closing within 30 days. Bank letter of guarantee required.

**BUYERS PREMIUM**

A seven percent (7%) Buyers Premium will be added to the winning bid price for the Real Estate to arrive at the total contract price paid for the Real Estate by the purchaser(s). *2% additional with broker participation.

**AUCTION REGISTRATION & SITE**

Registration will begin at 11:00AM MDT August 14th.

**AUCTIONER’S NOTE**

This will be a multi-par auction offering 15 individual tracts, combinations and the entirety. Announcements made day of auction take precedence over any other written or oral statements.

**BUYER’S NOTE**

This will be a multi-par auction offering 15 individual tracts, combinations and the entirety. Announcements made day of auction take precedence over any other written or oral statements.

**Auction information**

Call the auction office to schedule your private tour today – 800.582.1206

**FSA INFORMATION**

Forms are available online at BARIGBY.com and from the Auction Office.

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**TERMS & CONDITIONS**

**CONTIGUOUS ACRES OFFERED IN 15 INDIVIDUAL TRACTS, COMBINATIONS AND THE ENTIRETY!**

<table>
<thead>
<tr>
<th>TRACT</th>
<th>DESCRIPTION</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Features north road frontage, north road and manmade dam, including two center pivot irrigation systems, approximately 24 acres of irrigated farm land, one submerged well, windmill and watering tank.</td>
</tr>
<tr>
<td>2</td>
<td>Features north road frontage and east road frontage, includes a water well and windmill. Approximate 60 acres of non-irrigated farm land includes native grass.</td>
</tr>
<tr>
<td>3</td>
<td>Features east road frontage, all native grass with maximum pampered, includes center pivot irrigation systems. Approximate 60 acres of non-irrigated farm land includes native grass.</td>
</tr>
<tr>
<td>4</td>
<td>Features east road frontage, all native grass with maximum pampered, includes center pivot irrigation systems. Approximate 60 acres of non-irrigated farm land includes native grass.</td>
</tr>
<tr>
<td>5</td>
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