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AUCTION-151+/- acres Alfalfa County, OK- Surface of SE ¼, less RR Right-of-way, of Section 17-29N-12W, Alfalfa County, OK Tuesday April 7 at 1 p.m.-Sale Bill Coming Soon

- NEW-1002 N. Walnut, M.L.-3BR/2Bath, 1940sqft w/Lake View. Remodeled Kitchen & Shop Building \$125,000.00
- NEW-211 N. Market, M.L.-3BR/2Bath w/Fenced in Backyard \$98,500.00
- NEW-516 S. 8th St., Kiowa-4BR/3Bath, 1939sqft w/Basement \$135,000.00
- UNDER CONTRACT-824 Marvin St., Kiowa-4BR/3Bath, 2212sqft Ranch, \$168,500.00
- SOLD-613 S. 5th St., Kiowa-2BR fixer-upper

-We welcome our New Agents Bobbie Rae and Tami Hill!

Jed Hill, Owner/Broker/Auctioneer-KS,OK
 620-886-1701 jed@greatwesternauction.com
 Earl VanRanken, Sales Associate 620-213-2698
 Bobbi Rae, Sales Associate 620-213-1033
 Tami Hill, Sales Associate 620-825-6204



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- 505 acres in Barber County - SOLD
- 418 acres in Barber County \$2,150
- 1,309 acres in Barber County \$4,500 per acre
- 151 acres in Anderson County \$18,875 per acre
- 1,520 acres in Harper County \$2,850 per acre
- 56 acres in Harper County - SALE PENDING

Contact Cliff McKinney 620-886-1006
 Gayla 620-886-1056

Jerry Brown - Broker
Brown Realty Co. 318.728.9544

Check out our website www.brownrealtyco.com
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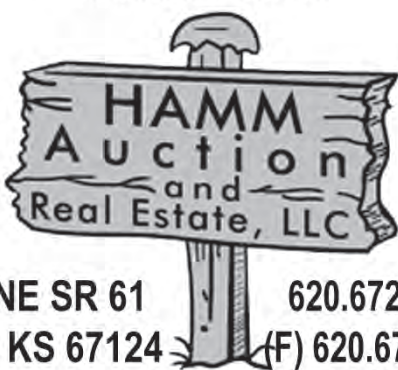
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107 NE SR 61 620.672.6996
 Pratt, KS 67124 (F) 620.672.6999

We now have certain online Auctions you can register to bid online. Please take a look!

Acres / County	Description	Price
464 Barber, KS	Cropland	\$1,250,000
80 Alfalfa, OK	Majority Class 2 Soils	call for price
80 Alfalfa, OK	Hunting - Grazing - Fenced	call for price
120 Woods, OK	Hunting - Grazing - N of Alva	call for price
318 Barber, KS	Waterfowl - Hunting - Grazing	\$1,097,100
490 Barber, KS	Lake City - UNIT 16 KANSAS	call for price
1,060 Barber, KS	Lake - Hunting - Fishing	call for price
3,652 Bryan, OK	Commercial Sod Farm	\$31.5 Million
1,625 Woods, OK	Cimarron River-Quail Ranch	pending
400 Barber, KS	Livewater Creek - Waterfowl	\$1.5 Million
320 Barber, KS	Central Flyway - Waterfowl	\$1,097,100
198 Comanche	Ranch-Home, Hunting, Grazing	\$500,000
160 Alfalfa, OK	2-FARM PACKAGE	call for price
151 Dewey, OK	Canadian River Hunting Land	\$409,000
80 Woods, OK	Hunting, Grazing & POND	pending
155 Alfalfa, OK	Hunting ½ Mile from state line	call for price
525 Wayne, MO	135/ac Private Lake	\$2,895,000
235 Pratt, KS	Hunting & Grazing	\$480,000

BOOK YOUR LAND AUCTION NOW - EMBRACE THE TECHNOLOGY
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Shane Terrel - President/CEO 580-327-7889
 Mitch Terrel - Land Broker 580-732-0504

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Misc.
 We Buy Houses for Cash AS-IS! No repairs. No fuss. Any condition. Easy process: Call, get cash offer and get paid. Call today for your fair cash offer: 1-913-365-1969

Misc.
 We Buy Vintage Guitars! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickencacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-833-641-6990

Misc.
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free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-0154.

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 BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-752-0092

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 STOP OVERPAYING FOR HEALTH INSURANCE! A recent study shows that a majority of people struggle to pay for health coverage. Let us show you how much you can save. Call Now for a no-obligation quote: 1-833-928-5491 You will need to have your zip code to connect to the right provider.

LEGAL NOTICE

(First Published in The Gyp Hill Premier on Thursday March 12, 2026)3t

IN THE THIRTIETH JUDICIAL DISTRICT DISTRICT COURT, BARBER COUNTY, KANSAS

In the Matter of the Estate of BOB SOWARDS a/k/a BOBBY D. SOWARDS a/k/a BOBBY DEAN SOWARDS, d/o/d 10/16/2023 and LARRY SOWARDS a/k/a LARRY JOSEPH SOWARDS d/o/d 06/21/2020

Case No. BA-2026-PR-4

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a petition has been filed in this court by Evan Sowards, heir at law of Bob Sowards a/k/a Bobby D. Sowards, a/k/a Bobby Dean Sowards, deceased and Larry Sowards a/k/a Larry Joseph Sowards, deceased, praying for the Determination of the Descent of Bob Sowards a/k/a Bobby D. Sowards, a/k/a Bobby Dean Sowards, deceased and Larry Sowards a/k/a Larry Joseph Sowards, and pertaining to the devolution of title to the following interest in property:

An undivided one-half interest in and to all the minerals in and under said land, and/or oil and gas royalty interest, including working interest:

A tract of land beginning 320 Feet East of the Southwest corner of the NW/4 of Section 18, at a fence corner and going Easterly along the half-section line a distance of 4910.7 feet, thence turning left and going Northerly along the East side of said section a distance of 2550.0 feet, thence turning left and going Westerly along the North side of Section 18, a distance of 1316.0 feet, thence turning right and going

Northerly into Section 7, a distance of 1321.7 feet, thence turning left and going Westerly a distance of 1316.0 feet, thence turning right and going Westerly a distance of 2600.0 feet, thence turning left and going Southerly along the West line of Sections 7 and 18, except for a short deviation at the South end, a distance of 3905.0 feet, containing 422.3 acres, more or less, All in Township Thirty-three (33) South, Range Thirteen (13) West.

AND
 The Southwest Quarter (SW/4) of Section One (1); the East Half of the Southeast Quarter (E/2 SE/4) of Section Two (2); the Northeast Quarter (NE/4) and the East Half of the Northwest Quarter (E/2 NW/4), the Northeast Quarter of the Southwest Quarter (NE/4 SW/4); and the North Half of the Southeast Quarter (N/2 SE/4) of Section Eleven (11); All in Township Thirty-three (33) South, Range Thirteen (13) West of the 6th P.M.

and all other property, real and personal, or interests therein, owned by the decedent at the time of death; and you are hereby required to file your written defenses thereto on or before April 9th, 2026, at 1:30 p.m. of said day, in said court, in the City of Medicine Lodge, Barber County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said petition.

EVAN SOWARDS, Petitioner
 ALAN C. GOERING GOERING AND SLINKARD
 P. O. Box 366
 201 South Main
 Medicine Lodge, KS 67104 (620) 886-3751
 Attorneys for Petitioner

HELP WANTED

HELP WANTED
 HVAC ELECTRICAL PLUMBING / MUST HAVE CURRENT DL / PASS DRUG SCREEN
 620-886-1185

Barber County North USD 254 is now accepting applications for the following positions for the 2026-2027 school year:
 Elementary Teacher
 Elementary Teacher- Student Academic Support
 Elementary Teacher- Special Education
 High School Math Teacher
 Head Football Coach
 Head Track Coach
 Head Jr. High Girls Basketball Coach
 For more information please contact HS Principal Adam Maloney adammaloney@usd254.org or Asst. Principal Judd jdohmann@usd254.org, for GS Principal Andrea Fisher afisher@usd254.org

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PUBLIC NOTICE

(Published in The Gyp Hill Premier on Thursday, March 19, 2026) 2t

PUBLIC NOTICE: REQUEST FOR BIDS – USD 254 BARBER COUNTY NORTH

USD 254 Barber County North is soliciting bids for a roof recover at the Jr/Sr High School, 400 Eldorado St., Medicine Lodge, KS. Scope includes removing EPDM membrane to existing insulation and installing 1/2" HD Securshield cover board with a Carlisle 115 Mil Sure-Weld Reinforced Gray TPO Energy Star Rated "Class A" system. Requirements include a 20-year manufacturer's material/labor warranty, 3" hail, and 72 MPH wind coverage. Contractors must have maintained ESP Hall of Fame status for the last 3 years. Bids must be received by April 1st, 2026, at 4:00 PM. Submit bids to Supt. Ryan Cunningham, 100 East 1st, Medicine Lodge, KS 67104, or rcunningham@usd254.org. For full specifications or to schedule a site visit, contact 620-886-3370. SITE VISIT IS REQUIRED FOR BID TO BE CONSIDERED. Bids must be received by April 1st, 2026, at 4:00 PM.

(Published in The Gyp Hill Premier on Thursday, March 19, 2026) 2t

PUBLIC NOTICE: REQUEST FOR BIDS – PLAYGROUND TURF INSTALLATION

USD 254 Barber County North is soliciting competitive bids for the supply and installation of high-durability playground turf at Medicine Lodge Grade School. The project includes site preparation, drainage considerations, and the installation of a safety-rated synthetic turf system. Bidders must be licensed and provide proof of previous institutional installations. Bids must be received by April 1st, 2026, at 4:00 PM. Bids should be submitted to Supt. Ryan Cunningham, 100 East 1st, Medicine Lodge, KS 67104, or rcunningham@usd254.org. For full specifications or to schedule a site walk-through, contact 620-886-3370. SITE WALKTHROUGH IS REQUIRED FOR BID TO BE CONSIDERED. Bids must be received by April 1st, 2026, at 4:00 PM.

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