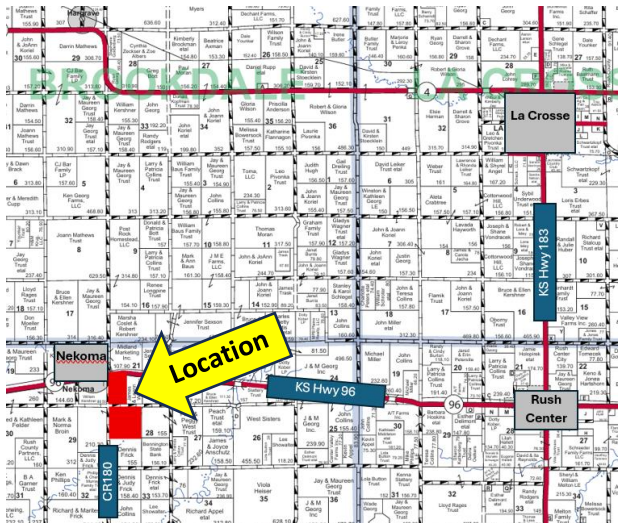


230 Acres More or Less  
Rush Co. Real Estate

For: Winter Family Farm LLC  
-Private Treaty Sale-



**LAND LOCATION:** The North Tract is conveniently located at the corner of KS Hwy 96 and CR 180. The South Tract is ½ mile South on CR180 with the farmstead being ¼ mile East on Ave Q.



**LEGAL DESCRIPTION:** A Tract in the West Half of the Southwest Quarter (W/2 SW/4) of Section Twenty-one (21), Township Eighteen (18) South, Range Nineteen (19) West of the 6th P.M. Rush County, Beginning 290' N & 30' E of the Southwest Corner of the Southwest Quarter, then North 1,600', East 150', North 200' West 150', North 380', Northeasterly 892', East 996', South 2,630', West 1,236', North 290', West 50' to POB  
**AND** The Northwest Quarter (NW4) of Section Twenty-Eight (28), Township Eighteen (18) South, Range Nineteen (19) West of the 6th P.M. Rush Co., KS

**COMMON ADDRESS:** 1824 Ave Q, Nekoma, KS  
**F.S.A. INFORMATION:**  
165.83 +/- acres cultivation (40.46 acres planted to wheat)  
45 +/- acres Irrigated cultivation with Reinke 7-stand Irrigation Pivot New in 2024  
120.83 acres Dryland cultivation  
40.98 acres fenced grassland & trees  
18.26 acres Expired CRP  
3 acres farmstead with dwelling and improvements

**GENERAL INFORMATION:** This is a nice tract with a mix of cultivation and native grasses. The cultivated acres are primarily productive Class II Harney silt loam soils with slopes of 1-3%. There are 40.46 acres currently planted to wheat. The fenced grass acres have been a good source of hay for livestock. Access is good off K-96 Hwy frontage on the North boundary. This tract includes a one-story bungalow-style residence constructed in 1927, offering approximately 1,260 square feet of main-floor living space with four bedrooms and one full bathroom. The home features a full basement, cement fiber siding, 10-15 yr old composition shingle roof, and forced central air. Exterior amenities include an enclosed wood deck and a raised slab porch with roof. Breaker boxes have extensive updates. Additional improvements consist of a detached residential garage and multiple utility and tool sheds that provide practical storage and functional space.

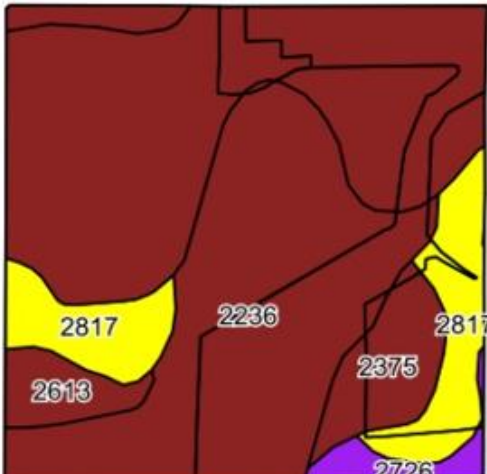
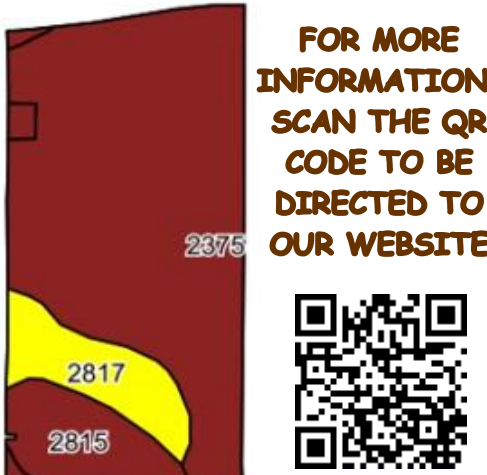
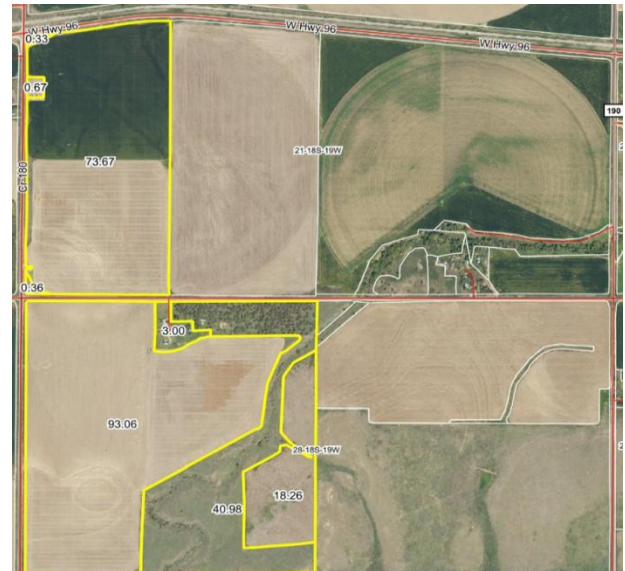
**MINERALS:** The minerals shall transfer to the BUYER to the extent owned by the SELLER. In the seller's opinion, all minerals are intact.

**TAXES:** 2025 and all prior year's taxes to be paid by the SELLER. The 2025 taxes combined were \$2,291.82. The 2026 taxes will be determined at the time of contract signing.

**POSSESSION:** Possession on the 40.46 acres planted wheat will be after the 2026 wheat harvest or August 1st, 2026, whichever comes 1<sup>st</sup> with the landowners' 40% share delivered to an elevator in the landowners' name. Landowner/purchaser will be responsible for their 40% share of any additional costs related to the growing wheat crop including their 40% share of Federal Crop Insurance premiums. Possession on the idle milo stalks, corn stalks, fenced grass, expired CRP and wheat stubble to be negotiated at contract signing based upon tenant's rights.



2375	Roxbury silt loam, rarely flooded	128.44	55.8%		Ile
2236	Roxbury silt loam, occasionally flooded	52.88	23.0%		Ilw
2817	Uly silt loam, 3 to 6 percent slopes	27.93	12.1%		Illie
2815	Uly silt loam, 1 to 3 percent slopes	11.92	5.2%		Ile
2613	Harney silt loam, 1 to 3 percent slopes	5.40	2.3%		Ile
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	3.76	1.6%		Vle



**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be 45 days after contract signing by all parties, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the purchaser obtaining financing. Financing, if necessary, needs to be approved prior to contract signing. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Security 1st Title, La Crosse, KS. This tract is being sold by U.S. Government Survey and Metes & Bounds Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**Listing Agent:** Jason Pfeifer (785) 483-1805

**Agency Disclosure:** Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal counsel is advised.

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