

230 +/- Acres in 2 Tracts

Rush Co. Real Estate

For: Winter Family Farm LLC



FARMLAND

Auction & Realty Co.

-Private Treaty Sale-



LEGAL DESCRIPTION:

TRACT 1: A Tract located in 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 Approximately 62

TRACT 2: 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.

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 LESS TRACT 1.

COMMON ADDRESS:

TRACT 1: 1824 Ave Q, Nekoma, KS

GENERAL INFORMATION: This is a nice tract with a mix of cultivation and native grasses. Access is good from K-96 Hwy and CR180.

TRACT 1 includes a one-story bungalow-style residence constructed in 1927, offering approximately 1,260 ft² 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 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. The fenced grass acres have been a good source of grazing for livestock.

TRACT 2 The cultivated acres are primarily productive Class II Harney silt loam soils with slopes of 1-3%. Access is good off K-96 Hwy frontage on the North boundary. The Reinke Irrigation system sells with the tract. The well is permitted as 28AF/yr at 437GPM with a 5-yr rolling average of 140AF in the Walnut Creek Basin.

F.S.A. INFORMATION:

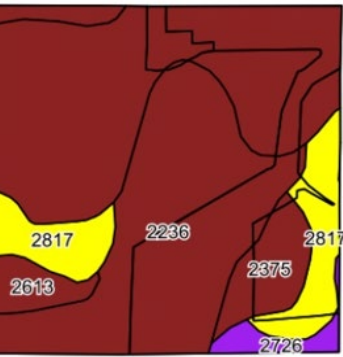
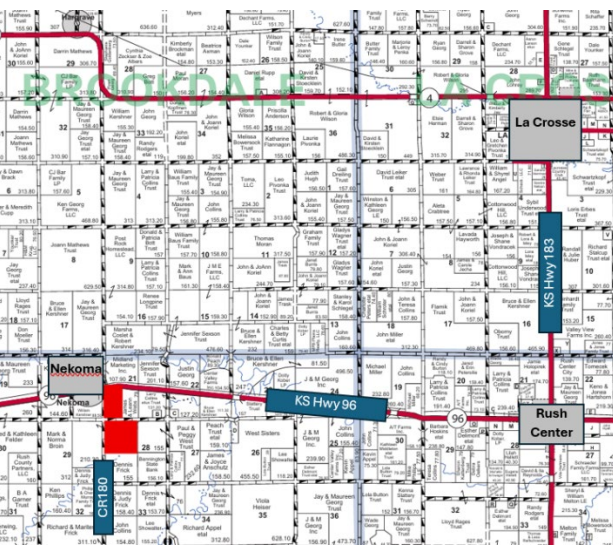
TRACT 1: 62 +/- total acres (3 acres farmstead with dwelling and improvements, 40.98 acres fenced grassland & trees 18.26 acres Expired CRP)

TRACT 2: 165 +/- total acres cultivation (45 +/- acres Irrigated cultivation with Reinke 7-stand Irrigation Pivot New in 2024, 120.83 acres Dryland cultivation

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: 2026 and all prior year's taxes to be paid by the SELLER. The 2025 taxes combined were \$2,291.82.

POSSESSION: Possession is negotiable and will be determined based upon tenant rights at the time of contract signing. There is a current crop share tenancy on the cultivation with 40% going to the landowner and 60% to the tenant.



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%		Ille
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 to be 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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