

160 acres More or Less
Rush Co. Cultivation
For: Lesa Frick and
Stephanie & Mark Hauch
Thurs., November 20, 2025



AUCTION LOCATION

La Crosse Livestock Market
2340 Hwy 183, La Crosse, KS 67548

TIME: 10 AM

LAND LOCATION:

From the intersection of Highways 96 and 183 in Rush Center, KS go west 11 miles to CR 140, then 3 miles south to Ave. T, then west ½ mile to southeast corner of tract.
From Alexander, KS go east 2 miles to CR 140, the 3 miles south to Ave. T, then west ½ mile to southeast corner of tract.

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Three (3), Township Nineteen (19) South, Range Twenty (20) West of the 6th P.M. Rush Co., KS

F.S.A. INFORMATION:

152.64 Acres Cultivation
(38.39 acres to be planted to wheat)
6.32 Acres of Waterway
0.39 acres lease road to wind tower

GENERAL INFORMATION:

This tract features a high percentage of productive Class II Harney silt loam soils with minimal roll, 1–3% slopes, offering excellent farming capability. The property provides excellent income potential through its quality cultivated acres and the presence of a producing wind turbine. Pride of ownership is evident, as the property has been well maintained and cared for over the years.

LIVE INTERNET & PHONE BIDDING
AVAILABLE. CALL FOR DETAILS.



TAXES:

Sellers to pay all of the 2025 and prior years taxes. The Purchaser to pay the 2026 and future taxes. The taxes for 2024 were \$1,268.78.

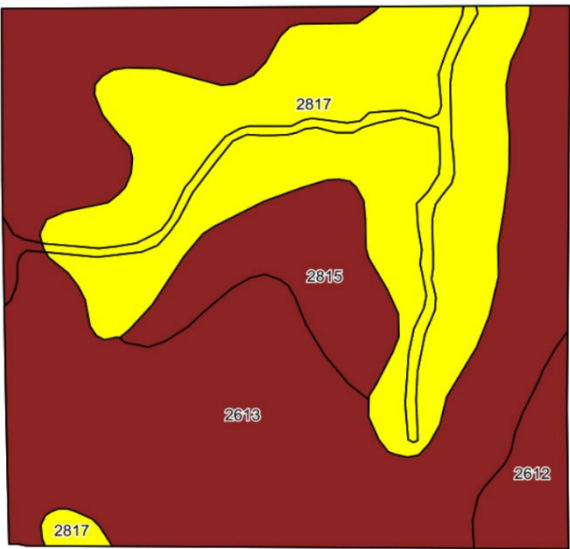
MINERALS:

All sellers minerals to be conveyed. To seller's knowledge, all minerals are intact.

GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the PLC program.

FSA Information		
Base Acres	Acres	PLC Yld
Wheat	59.42	41
Corn	16.17	77
Gr Sorghum	55.76	67



WIND ENERGY LEASE:

The subject property is enhanced by a Wind Energy Lease dated December 10, 2009, with a term of forty (40) years, and includes one (1) producing wind turbine. Reported income from said turbine was \$9,020.76 in 2022, \$4,569.74 in 2023, \$10,196.00 in 2024, and \$7,124.76 to date in 2025. Sellers shall provide Buyer with copies of the existing Wind Energy Lease, including all amendments, and all documentation evidencing payments received thereunder. The effective date for transfer and assignment of the existing Wind Energy Lease will be at closing.

POSSESSION:

Possession on 114.25 +/- acres of wheat stubble and 6.32 +/- acres of waterway shall be granted at closing, and after the Tenant has been reimbursed for chemical and application costs in the amount of \$3,090.97. Possession on 38.39 +/- acres planted to wheat shall be granted after the completion of the 2026 wheat harvest or August 1, 2026, whichever occurs first, with Purchasers receiving the Landowners' 1/3 share of the harvested wheat delivered to an elevator in Landowner's name. Purchasers shall be responsible for paying their 1/3 share of any future expenses related to the growing wheat crop, including but not limited to top dressing in the spring, Federal Crop Insurance premium, and any fungicide application, if required.

2613	Harney silt loam, 1 to 3 percent slopes	84.45	53.0%		Ile
2817	Uly silt loam, 3 to 6 percent slopes	54.81	34.4%		Ille
2815	Uly silt loam, 1 to 3 percent slopes	13.77	8.6%		Ile
2612	Harney silt loam, 0 to 1 percent slopes	6.33	4.0%		Ilc

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 4, 2026, 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 the auction. The seller agrees to convey said property by 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 First Title, La Crosse, KS. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Listing Agent: Jason Dellett (785) 650-4986, Roger Legleiter (785) 623-8717

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

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