

515 acres +/- Rush & Pawnee Co. Real Estate

For: Richard T. Frick

Tuesday, October 14, 2025



AUCTION LOCATION

Rush Center Township Hall, 220 Union St, Rush Center, KS 67575

TIME: 10 AM

LAND LOCATION:

Tract 1: From Hwy 183 & X Rd in Pawnee Co., go 10.3 mi. W to SEC of property. OR: From Burdett at intersection of Hwy 156 & 345th ave. N 1 mi. to O Rd. then 1/2 mi. W to 350th ave. Then go 4 mi. N to T Rd. At T Rd go E 1/2 mi. to 340th Rd and then N 4 mi. to X Rd. At X Rd E for 1/2 mi. to the SWC of the property. Tract 2: From Rush Center go 6 mi. W to CR 190 then S 3.5 mi. to NWC of property.

TRACT 1 LEGAL DESCRIPTION:

The West Half of the East Half (W/2 E/2) of Section Eleven (11), Township Twenty (20) South, Range Twenty (20) West of the 6th P.M. Pawnee Co., KS

TRACT 1 F.S.A. INFORMATION:

195.28 Total Acres 187.90 Acres Cultivation (to be planted to wheat) 7.38 Acres CRP at \$59.21/acre through 9/30/2031

TRACT 2 LEGAL DESCRIPTION:

The West Half (W/2) of Section Ten (10), Township Nineteen (19) South, Range Nineteen (19) West of the 6th P.M. Rush Co., KS.

TRACT 2 F.S.A. INFORMATION:

316.61 Total Acres 305.92 Acres Cultivation (wheat stubble) 10.69 Acres Waterways

GENERAL INFORMATION:

Both tracts have been well maintained with excellent stewardship including conservation practices and fertility. Tract 1: Highly productive soils with 85% being class II with 0 to 3 percent slope, located in northern Pawnee County. Good access via county roads on the north and south side. Tract 2: This tract provides good productive cultivated acres with class II soils and 85% being Harney Silt Loam. Possession at closing creates an immediate income opportunity.

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 Tract 1: \$1,218.12; Tract 2: \$2,395.16.

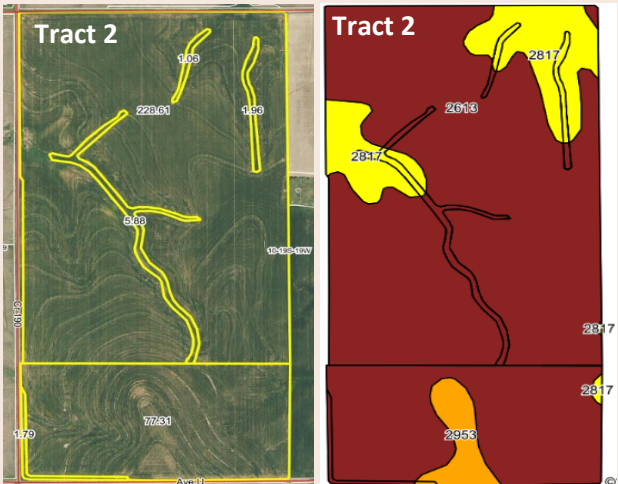
MINERALS:

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

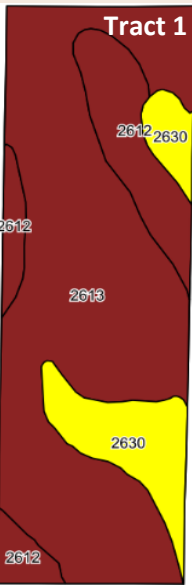
GOVERNMENT PROGRAMS:

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. These tracts are enrolled in the PLC program.

FSA Information		
	TR1 Acres/Yield	TR2 Acres/Yield
Wheat	97.9a/37bu	134.4a/37bu
Corn		28.9a/79bu
G.S.	24.6a/68bu	59.5a/68bu
Sunflowers		15.4a/1163bu
Soybeans		26.2a/35bu



2613	Harney silt loam, 1 to 3 percent slopes	268.33	84.7%		Ile
2817	Uly silt loam, 3 to 6 percent slopes	38.29	12.1%		IIle
2953	Wakeen silt loam, 3 to 7 percent slopes	9.99	3.2%		IVe



2613	Harney silt loam, 1 to 3 percent slopes	135.09	69.2%		Ile
2612	Harney silt loam, 0 to 1 percent slopes	32.36	16.6%		Iic
2630	Harney-Uly complex, 3 to 6 percent slopes, eroded	27.78	14.2%		IIle



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 1, 2025, 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. These tracts are 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: 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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