

RANCH & FARM AUCTIONS LLC

INTRODUCTION

WASHINGTON COUNTY KANSAS 1934.6 ACRES

OFFERED IN 5 TRACTS

Ranch & Farm Auctions and Whitetail Properties Real Estate are proud to present this absolutely stunning and large tract of prized real estate located just west of Washington, KS.!

This property is made up of 5 total tracts. Three tracts (tracts 1, 2, and 3) have fully functional pivots and water rights. Tract 4 has pivots, water rights and well installed and a new owner only needs to run the line between the well and the north irrigator to be fully functional. Tract 5 is dryland with recreational opportunities for whitetails and upland birds.

Tracts 1, 4, and 5 will be selling ABSOLUTE to the highest bidder and tracts 2 and 3 will be sold subject to seller acceptance.

This is a great opportunity to add to an existing operation or have a stand-alone productive operation in northern KS. The irrigation and productive soils produce great crop yields for the area.

Tract 2 has 1000-2000 hog confinement buildings, lagoon and multiple wells.

Tract 3 has a 999 head cattle confinement built in 2019, a 3-bedroom home, multiple outbuildings, 30,000-bushel Harvestore, multiple wells and productive soils.

All water rights are secure, and we have available upon request, well reports and irrigator inspection list.



RANCH & FARM AUCTIONS LLC

INTRODUCTION

AUCTION DETAILS

- **DATE/TIME:** 10/27/21 AT 6:00 PM
- **AUCTION TYPE:** LIVE AND ONLINE
- **AUCTION LOCATION:** 4H BUILDING JEFFERSON
COUNTY NE FAIRGROUNDS
56885 PWF RD
FAIRBURY, NE 68352

PROPERTY DETAILS

- **TOTAL ACRES:** 1934.6 acres offered in 5 tracts
- **TRACTS 1, 4 and 5 selling ABSOLUTE**
- **OVER 1700 ACRES IRRIGATED**
- **WATER RIGHTS ARE SECURE AND CONVEY**

WASHINGTON COUNTY KANSAS 1934.6 ACRES OFFERED IN 5 TRACTS

RANCH & FARM AUCTIONS AND WHITETAIL PROPERTIES REAL ESTATE ARE PROUD TO PRESENT THIS ABSOLUTELY STUNNING AND LARGE TRACT OF PRIZED REAL ESTATE LOCATED JUST WEST OF WASHINGTON, KS.!

THIS PROPERTY IS MADE UP OF 5 TOTAL TRACTS. THREE TRACTS (TRACTS 1, 2, AND 3) HAVE FULLY FUNCTIONAL PIVOTS AND WATER RIGHTS. TRACT 4 HAS PIVOTS, WATER RIGHTS AND WELL INSTALLED AND A NEW OWNER ONLY NEEDS TO RUN THE LINE BETWEEN THE WELL AND THE NORTH IRRIGATOR TO BE FULLY FUNCTIONAL. TRACT 5 IS DRYLAND WITH RECREATIONAL OPPORTUNITIES FOR WHITETAILS AND UPLAND BIRDS.

TRACTS 1, 4, AND 5 WILL BE SELLING ABSOLUTE TO THE HIGHEST BIDDER AND TRACTS 2 AND 3 WILL BE SOLD SUBJECT TO SELLER ACCEPTANCE.

THIS IS A GREAT OPPORTUNITY TO ADD TO AN EXISTING OPERATION OR HAVE A STAND-ALONE PRODUCTIVE OPERATION IN NORTHERN KS. THE IRRIGATION AND PRODUCTIVE SOILS PRODUCE GREAT CROP YIELDS FOR THE AREA.

TRACT 2 HAS 1000-2000 HOG CONFINEMENT BUILDINGS, LAGOON AND MULTIPLE WELLS.

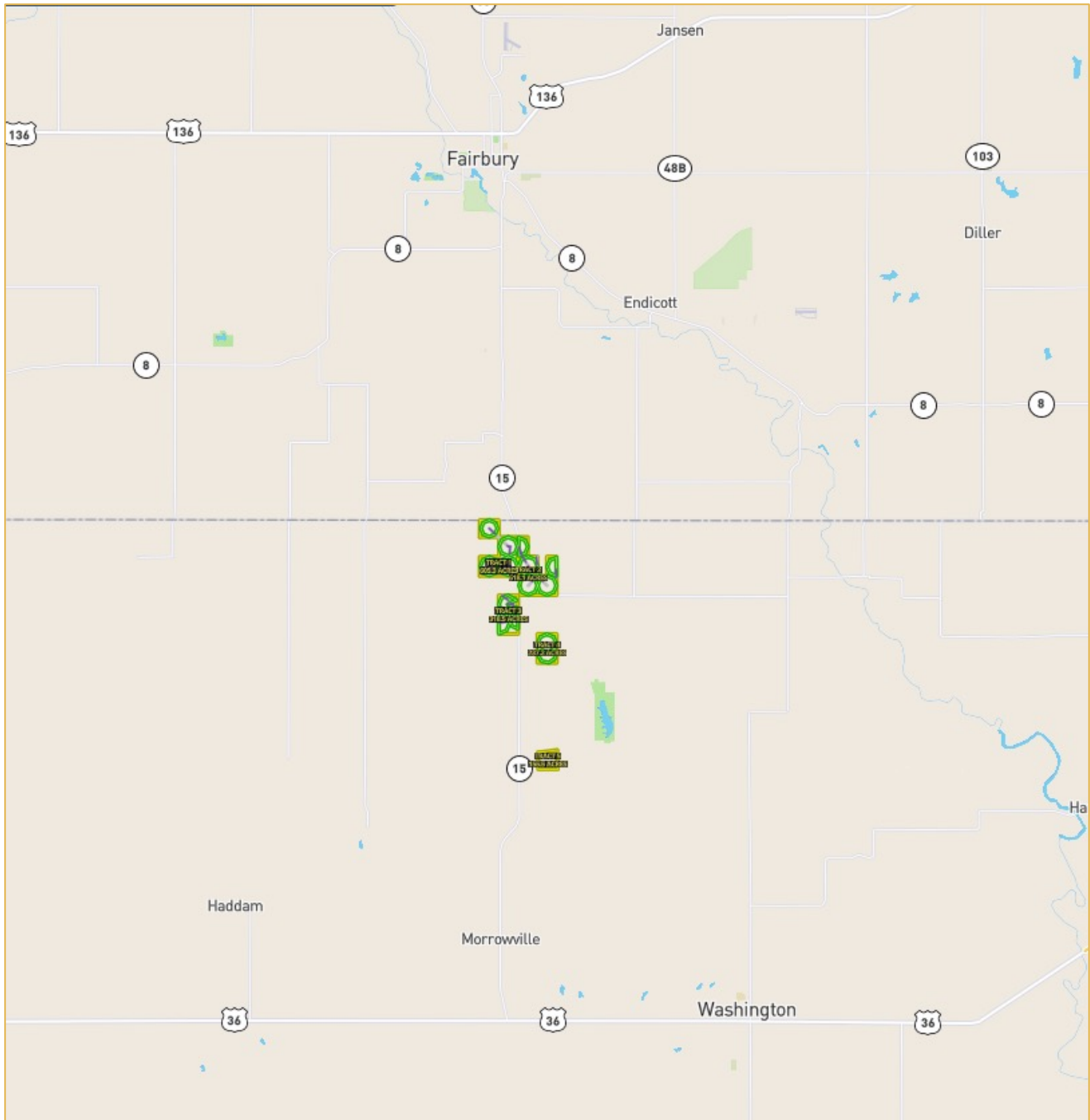
TRACT 3 HAS A 999 HEAD CATTLE CONFINEMENT BUILT IN 2019, A 3-BEDROOM HOME, MULTIPLE OUTBUILDINGS, 30,000-BUSHEL HARVESTORE, MULTIPLE WELLS AND PRODUCTIVE SOILS.

ALL WATER RIGHTS ARE SECURE, AND WE HAVE AVAILABLE UPON REQUEST, WELL REPORTS AND IRRIGATOR INSPECTION LIST.



RANCH & FARM AUCTIONS LLC

LOCATION MAP



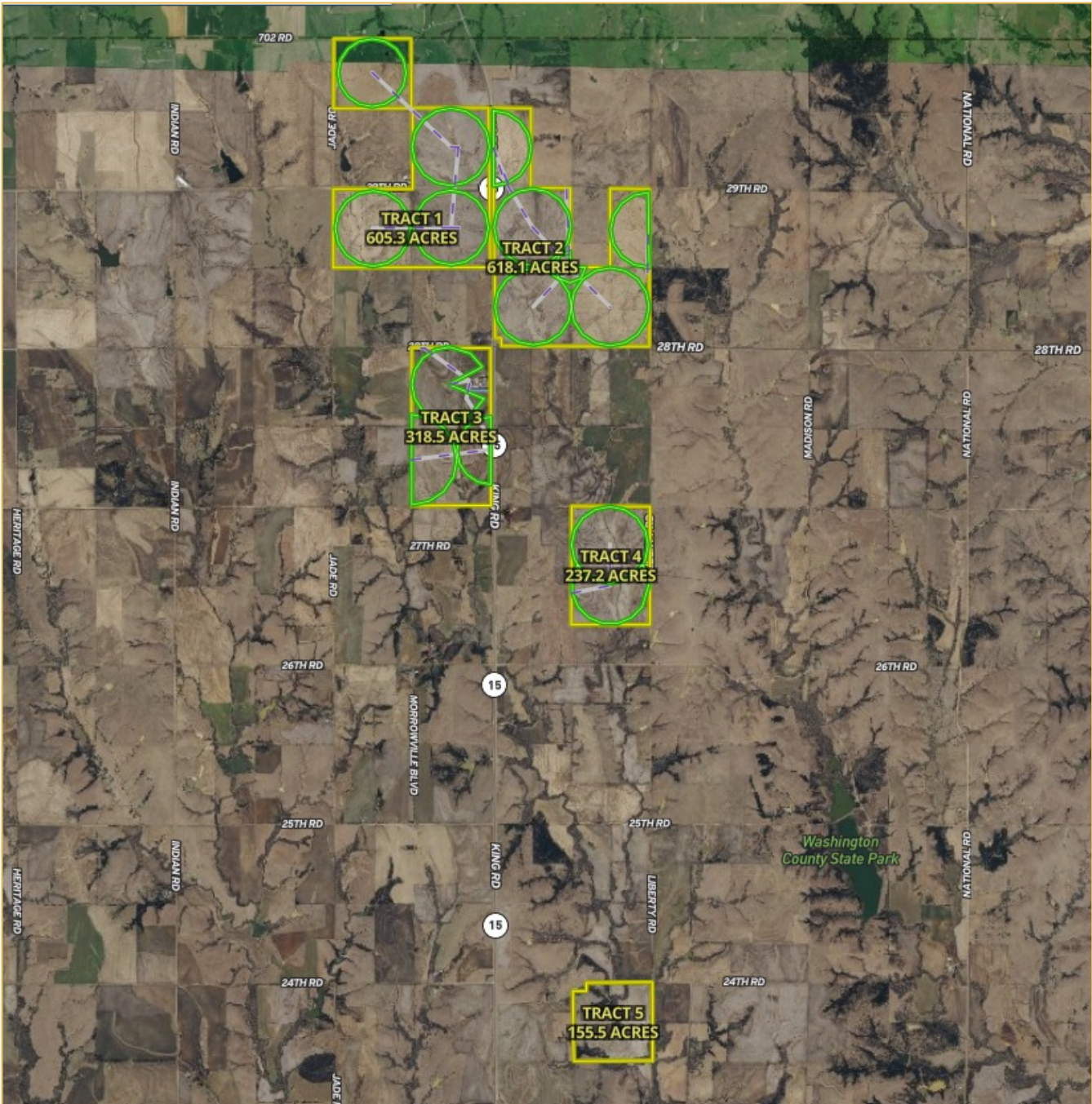
DIRECTIONS

- LOCATED 20 MINUTES SOUTH FAIRBURY, NE
- LOCATED 45 MINUTES SOUTHWEST OF BEATRICE, NE
- LOCATED 15 MINUTES NORTHWEST OF WASHINGTON, KS
- LOCATED 40 MINUTES WEST OF MARYSVILLE, KS



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AERIAL



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MAPRIGHT LINKS

MAP LINK FOR ENTIRE FARM

[HTTPS://WTP.MAPRIGHT.COM/RANCHING/MAPS/8CD2D6E08540F471C42F69DE65F26AF3/SHARE](https://wtp.mapright.com/ranching/maps/8CD2D6E08540F471C42F69DE65F26AF3/SHARE)
YOU WILL HAVE TO CLICK ON ANY FEATURES TO SEE THE DETAILS

MAP LINK FOR TRACT 1 ONLY

[HTTPS://WTP.MAPRIGHT.COM/RANCHING/MAPS/00FA23A2F67408B64D00390A630EC5E0/SHARE](https://wtp.mapright.com/ranching/maps/00FA23A2F67408B64D00390A630EC5E0/SHARE)

MAP LINK FOR TRACT 2 ONLY

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MAP LINK FOR TRACT 3 ONLY

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MAP LINK FOR TRACT 4 ONLY

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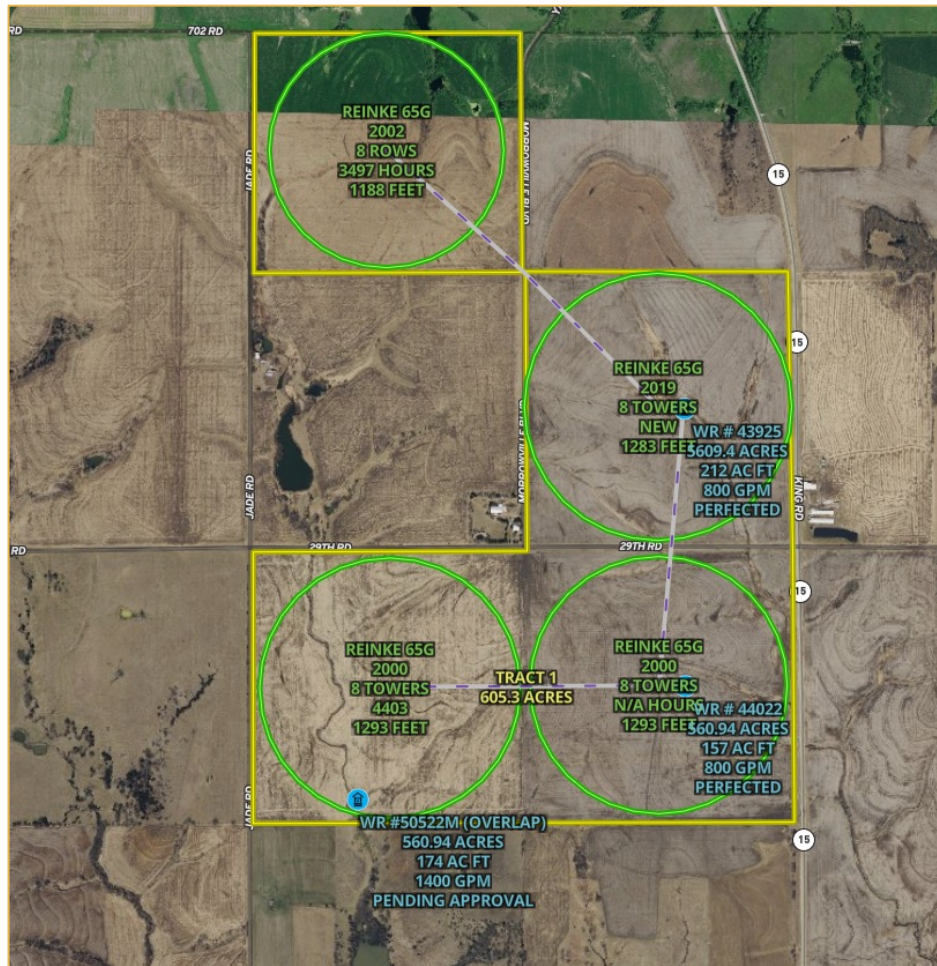
MAP LINK FOR TRACT 5 ONLY

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RANCH & FARM AUCTIONS LLC

TRACT 1



Tract 1-SELLING ABSOLUTE. 605.3 acres with 4 Reinke 65G Pivot Irrigators. Fed by 3 wells with Water Rights #43925, #44022, and #50522M with 560.94 authorized acres. Highly productive gently rolling irrigated acres that are consistent producers of some of the best crops in the area. Accessed from the east from Rt 15, Morrowville Blvd, Jade Rd and 29th Rd bisects part of the farm.

Details:

Tract #: Tract #1

Deeded acres: 605.33

FSA Farmland Acres: 608.22 Irrigated acres

DCP Cropland Acres: 589.87 acres

Soil Types: Crete silty clay loam, Kipson soils, Hobbs Silt Loam, Benfield Silty Clay Loam

Soil PI/NCCPI/CSR2: NCCPI 61.4

Base acres and Yield: Corn base 234.51 acres/corn PLC yield 98, Bean base acres 232.93/bean PLC yield 51

Taxes: \$3772.61

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

Brief Legal: S2 T1S R2E

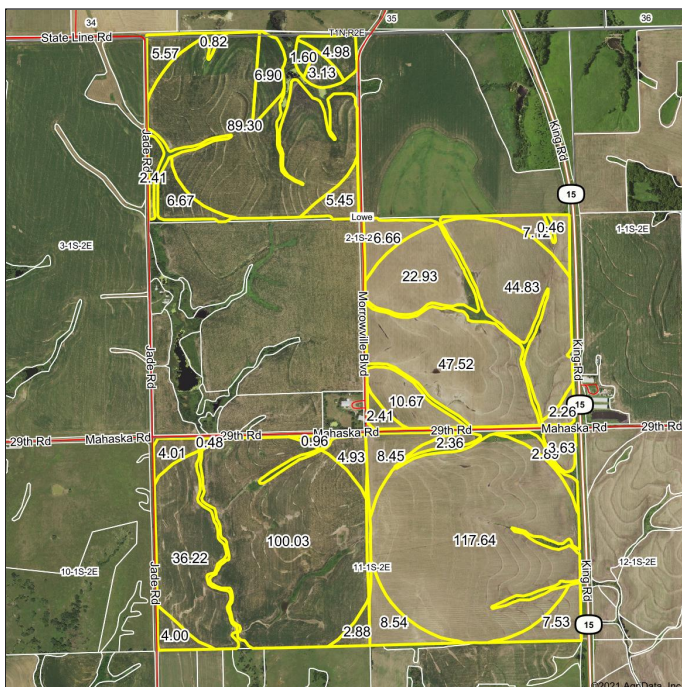


RANCH & FARM AUCTIONS LLC

SOIL MAPS

TRACT 1

Aerial Map

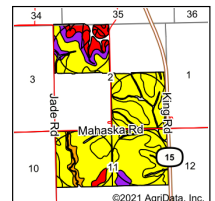
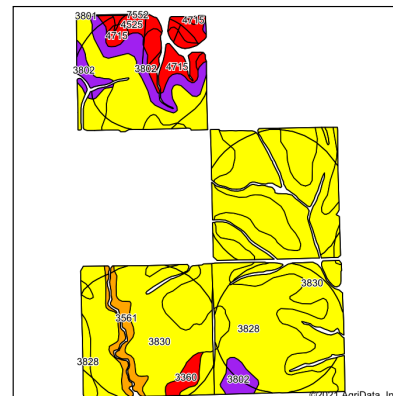


2-1S-2E
Washington County
Kansas



TRACT 1

Soils Map



State: **Kansas**
County: **Washington**
Location: **2-1S-2E**
Township: **Low**
Acres: **576.24**
Date: **7/29/2021**



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

Map Provided By

surety

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Soils data provided by USDA and NRCS.

Area Symbol: KS201, Soil Area Version: 20
Area Symbol: NE095, Soil Area Version: 18

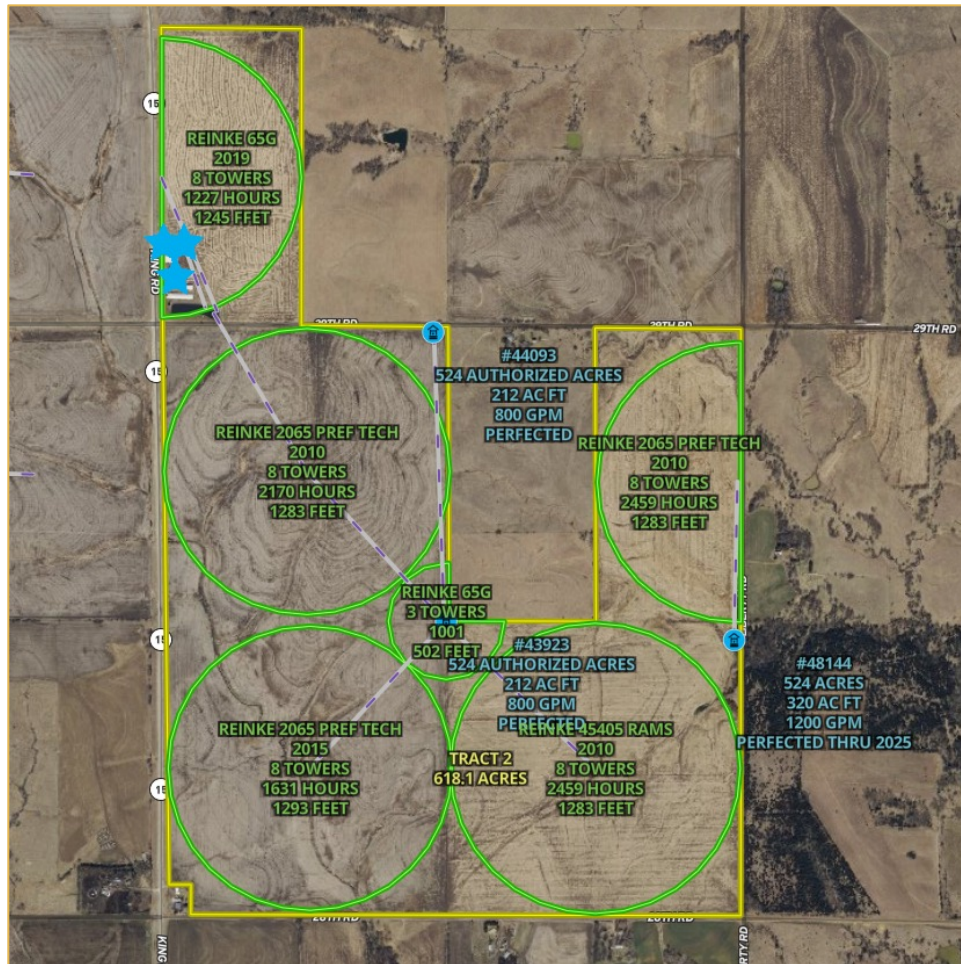
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans	% NCCPI Cotton
3830	Crete silty clay loam, 3 to 7 percent slopes	251.75	43.7%		63	53	49	63	36
3828	Crete silty clay loam, 1 to 3 percent slopes	227.38	39.5%		64	55	50	64	36
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loss plains and breaks	37.66	6.5%		56	50	45	56	34
4715	Kipson soils, 5 to 30 percent slopes	21.68	3.8%		26	22	21	26	0
3561	Hobbs silt loam, occasionally flooded	15.52	2.7%		80	68	52	80	37
4525	Benfield silty clay loam, 3 to 7 percent slopes	15.01	2.6%		49	40	41	49	35
3360	Edalgo silty clay loam, 3 to 7 percent slopes	6.83	1.2%		45	34	44	35	22
7552	Benfield silty clay loam, 6 to 11 percent slopes, eroded	0.16	0.0%		33	29	25	33	0
7550	Benfield silty clay loam, 11 to 30 percent slopes	0.14	0.0%		31	27	23	31	0
7551	Benfield silty clay loam, 3 to 11 percent slopes, eroded	0.11	0.0%		37	32	28	37	0
Weighted Average					% 61.4	% 52.2	% 47.9	% 61.3	% 34.3

*n: The aggregation method is "Weighted Average using all components"
Soils data provided by USDA and NRCS.



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TRACT 2



Tract 2-618.1 acres with 6 total irrigators; 2 Reinke 65G Pivot Irrigators, 3 Reinke 2065 Pref Tech pivot irrigators and 1 Reinke 45405 RAMS. Fed by 3 wells with Water Rights #44093, #43923, and #48144 with 524 authorized acres. Also piped and fed by Lagoons at hog confinements on north end of this tract. Includes 2 hog confinements that house up to 2000 hogs. Highly productive gently rolling irrigated acres that are consistent producers of some of the best crops in the area. Lots of road frontage to the west on Rt 15, north on 29th Rd, and south on 28th Rd.

Details:

Tract #: Tract #2

Deeded acres: 618.1

FSA Farmland Acres: 695.47 Irrigated acres

DCP Cropland Acres: 595.03 acres

Soil Types: Crete silty clay loam, Lancaster-Hedville complex, Edalgo silty clay loam, Hobbs Silt Loam

Soil PI/NCCPI/CSR2: NCCPI 62.1

Base acres and Yield: Wheat base acres 4.18/wheat PLC yield 57, corn base acres 194.64/corn PLC yield 98, bean base acres 254.11/bean PLC yield 53

Taxes: \$6439.73

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

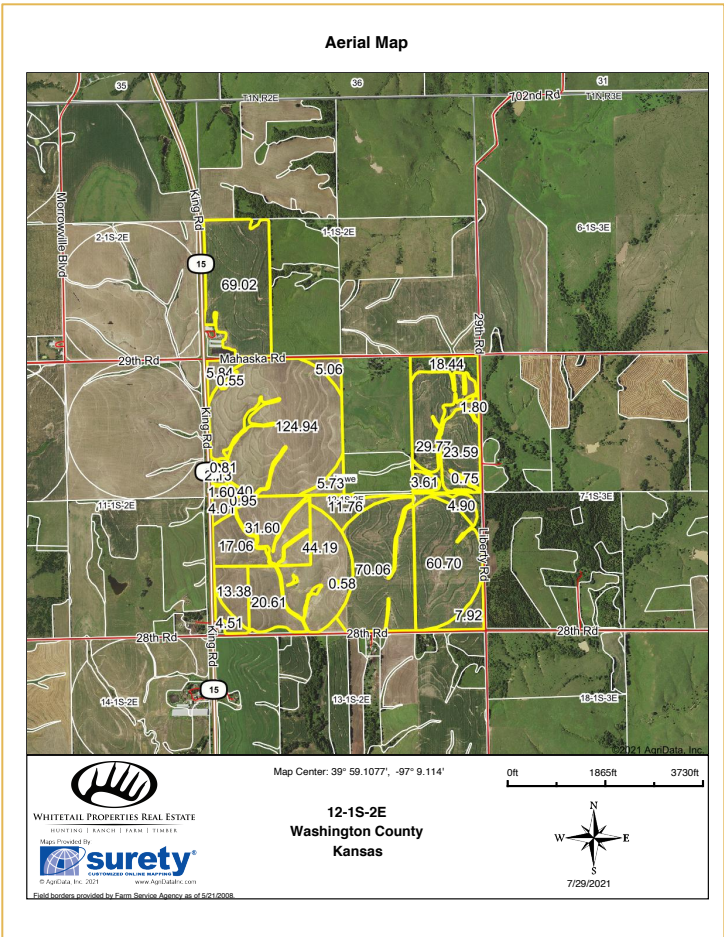
Brief Legal: S12 T1S R2E



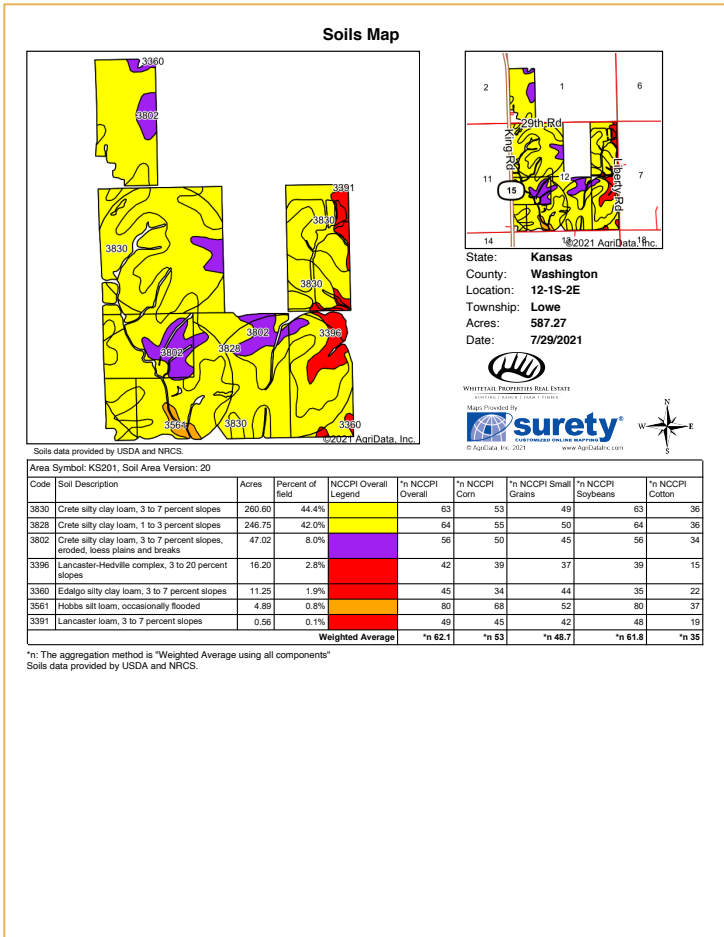
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SOIL MAPS

TRACT 2



TRACT 2



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TRACT 3



Tract 3-318.5 acres with 3 Reinke 2065 Pref Tech Pivot Irrigators. Fed by 3 wells with Water Rights #47799, #50455, and 2 ponds with 287.5 authorized acres. Highly productive gently rolling irrigated acres that are consistent producers of some of the best crops in the area. Includes a newer (2019) 999 Head Summit Livestock Monoslope Cattle Confinement, 30,000 bushel Harvestore, 3 BR home and outbuildings. Lots of road frontage and access from East on Rt 15 and north from 28th Rd.

Details:

Tract #: Tract #3

Deeded acres: 318.5 irrigated acres

FSA Farmland Acres: 318.78 Irrigated acres

DCP Cropland Acres: 284.29 acres

Soil Types: Crete silty clay loam, Lancaster-Hedville complex

Soil PI/NCCPI/CSR2: NCCPI 57.2

Base acres and Yield: wheat base acres 5.25/wheat PLC yield 57, corn base acres 89.23/corn PLC yield 98, bean base acres 121.48/bean PLC yield 53

Taxes: \$3667.10

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

Brief Legal: S14 T1S R2E



SOIL MAPS

*n: The aggregation method is "Weighted Average using all components"
Soils data provided by USDA and NRCS.

RANCH & FARM AUCTIONS LLC

TRACT 4



Tract 4- SELLING ABSOLUTE. 237.2 acres with 2 Reinke 2065 Pref Tech Pivot Irrigators. Fed by 1 new well with Water Rights #50417 with 288 authorized acres. The well needs the line ran to first irrigator and this farm is fully irrigatable. Highly productive gently rolling irrigated acres that are consistent producers of some of the best crops in the area. Access on North from 27th Rd less than ½ mile east of Rt 15 and from East side from Liberty Rd.

Details:

Tract #: Tract #4

Deeded acres: 237.2 Irrigated acres-Irrigators need line ran from well to first irrigator

FSA Farmland Acres: 237.02

DCP Cropland Acres: 229.36 acres

Soil Types: Lancaster Loam, Crete silty clay loam, Hobbs silt loam

Soil PI/NCCPI/CSR2: NCCPI 57

Base acres and Yield: Wheat base acres 4.29/wheat PLC yield 57, corn base acres 72.82/corn PLC yield 98, bean base acres 99.11/bean PLC yield 53

Taxes: \$1322.62

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

Brief Legal: S24 T1S R2E

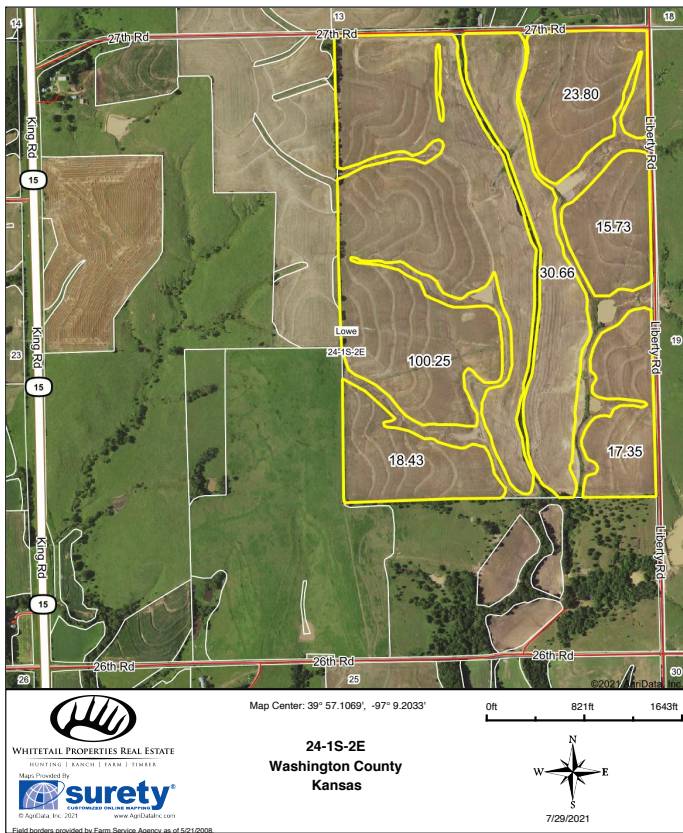


RANCH & FARM AUCTIONS LLC

SOIL MAPS

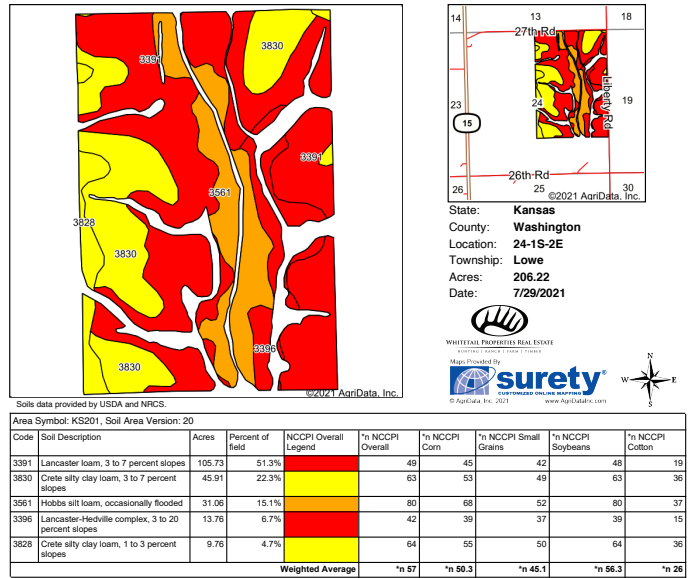
TRACT 4

Aerial Map



TRACT 4

Soils Map



RANCH & FARM AUCTIONS LLC

TRACT 5



Tract 5- SELLING ABSOLUTE. 155.5 dryland acres. Large pond and smaller shed. Great recreational opportunities on this tract with deer and upland bird hunting. Productive gently rolling acres that are consistent producers of some of the best crops in the area. Access from North on 24th Rd less than ½ mile East of Rt 15.

Details:

Tract #: Tract #5

Deeded acres: 155.5 acres

FSA Farmland Acres: 160.09 acres

DCP Cropland Acres: 109.89 acres

Soil Types: Muir silt loam, Lancaster-Hedville complex, Hobbs silt loam, Lancaster Loam

Soil PI/NCCPI/CSR2: NCCPI 63.8

Base acres and Yield: wheat base acres 4.29/wheat PLC yield 57, corn base acres 34.37/corn PLC yield 98, bean base acres 46.79/bean PLC yield 53

Taxes: \$879.88

Lease Status: Open Tenancy for 2022 crop year

Possession: Immediate possession subject to current tenants rights for 2021

Survey needed?: No survey needed

Brief Legal: S1 T2S R2E

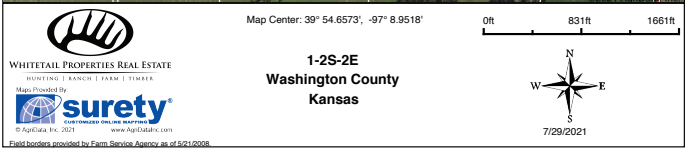
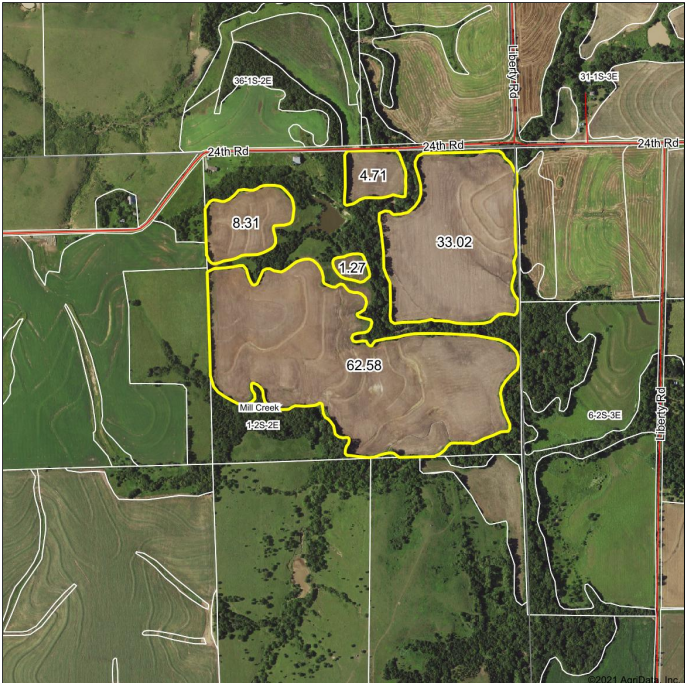


RANCH & FARM AUCTIONS LLC

SOIL MAPS

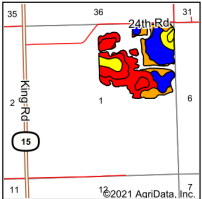
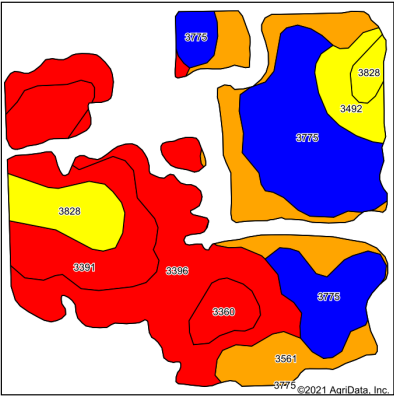
TRACT 5

Aerial Map



TRACT 5

Soils Map



State: Kansas
County: Washington
Location: 1-2S-2E
Township: Mill Creek
Acres: 109.89
Date: 7/29/2021



Soils data provided by USDA and NRCS.

Area Symbol: KS201, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	n NCCPI Overall	n NCCPI Corn	n NCCPI Small Grains	n NCCPI Soybeans	n NCCPI Cotton
3775	Muir silt loam, rarely flooded	28.53	26.0%		85	85	65	83	8
3396	Lancaster Hedville complex, 3 to 20 percent slopes	28.11	25.6%		42	39	37	39	15
3561	Hobbs silt loam, occasionally flooded	19.68	17.9%		80	68	52	80	37
3391	Lancaster loam, 3 to 7 percent slopes	16.99	15.5%		49	45	42	48	19
3828	Crete silty clay loam, 1 to 3 percent slopes	8.27	7.5%		64	55	50	64	36
3492	Wells loam, 3 to 7 percent slopes	4.77	4.3%		65	59	53	65	31
3360	Edgemo silty clay loam, 3 to 7 percent slopes	3.54	3.2%		45	34	44	35	22
Weighted Average					n 63.8	n 59	n 49.6	n 62	n 20.2

*n: The aggregation method is "Weighted Average using all components"

Soils data provided by USDA and NRCS.



RANCH & FARM AUCTIONS LLC

AUCTION DETAILS

DATE: 10/27/21

TIME: 6:00 PM

LIVE AUCTION LOCATION: 4H BUILDING JEFFERSON COUNTY NE FAIRGROUNDS, 56885 PWF RD, FAIRBURY, NE 68352

METHOD OF SALE: THREE TRACTS ARE SELLING ABSOLUTE AND THE OTHER TWO TRACTS ARE SELLING SUBJECT TO SELLERS ACCEPTANCE. TRACTS WILL BE OFFERED IN THE BUYERS CHOICE METHOD. LIVE, PHONE AND SIMULCAST ONLINE BIDDING IS AVAILABLE. ONLINE BIDDING AT RANCHANDFARMAUCTIONS.COM

TERMS: ALL PROPERTIES ARE SOLD "AS IS, WHERE IS" WITH NO FINANCING, APPRAISAL, INSPECTION OR OTHER CONTINGENCIES TO THE SALE. EACH HIGH BIDDER WILL MAKE A 10% NON-REFUNDABLE DOWN PAYMENT IMMEDIATELY FOLLOWING THE AUCTION. PERSONAL CHECKS, COMPANY CHECKS, CASHIERS CHECKS AND WIRE TRANSFERS ARE ACCEPTED.

CONTRACT/TITLE/ABSTRACT: IMMEDIATELY AFTER HIGH BIDDERS ARE IDENTIFIED, THOSE HIGH BIDDERS WILL IMMEDIATELY ENTER INTO A PURCHASE AGREEMENT. IF WINNING BIDDER IS ONLINE OR ON THE PHONE, A CONTRACT WILL BE SENT IMMEDIATELY FOLLOWING THE AUCTION THRU DOCUSIGN. WIRE TRANSFER WILL BE DUE WITHIN 24 HOURS.

POSSESSION: POSSESSION AT CLOSING SUBJECT TO CURRENT YEARS TENANTS RIGHTS. ALL TRACTS HAVE OPEN TENANCY FOR THE 2022 CROP SEASON

CASH RENTS: ALL 2021 CASH RENTS AND CRP PAYMENTS WILL BE RETAINED BY THE SELLER

TAXES: TAXES WILL BE PRORATED TO THE DAY OF CLOSING

AGENCY: RANCH & FARM AUCTIONS, LLC AND WHITETAIL PROPERTIES REAL ESTATE, LLC ARE AGENTS OF THE SELLERS

SELLER: FRAGER FARMS

CLOSING: CLOSING SHALL TAKE PLACE ON OR BEFORE 30 DAYS FOLLOWING SELLERS ACCEPTANCE



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

STEVE SHAFFER, *KANSAS LAND SPECIALIST*

M: (735) 738-0037

STEVE.SHAFER@WHITETAILPROPERTIES.COM



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS COMING SOON ON:

RANCHANDFARMAUCTIONS.COM
WHITETAILPROPERTIES.COM

FOR MORE INFORMATION CALL TEXT OR EMAIL:

STEVE SHAFFER
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(785) 738-0037
STEVE.SHAFER@WHITETAILPROPERTIES.COM

JOE GIZDIC
DIRECTOR OF AUCTION SERVICES
(217) 299-0332
JOE.GIZDIC@RANCHANDFARMAUCTIONS.COM

AUCTION DETAILS:

AUCTION DATE: TBD

AUCTION LOCATION: TBD

THERE WILL BE LIVE, ONLINE AND PHONE IN BIDDING AVAILABLE

NO CONTINGENCY SALE

10% DOWN DAY OF SALE TO EACH HIGH BIDDER

EACH HIGH BIDDER WILL ENTER INTO A RFA PURCHASE AGREEMENT IMMEDIATELY AFTER THE AUCTION

1934.6 ACRES WILL BE OFFERED IN 5 TRACTS IN BUYERS CHOICE FORMAT

3 TRACTS WILL BE SOLD ABSOLUTE

SALE OF THE REMAINING 2 TRACTS IS SUBJECT TO SELLER ACCEPTANCE

ALL PRE-AUCTION OFFERS WILL BE PRESENTED TO THE SELLER

