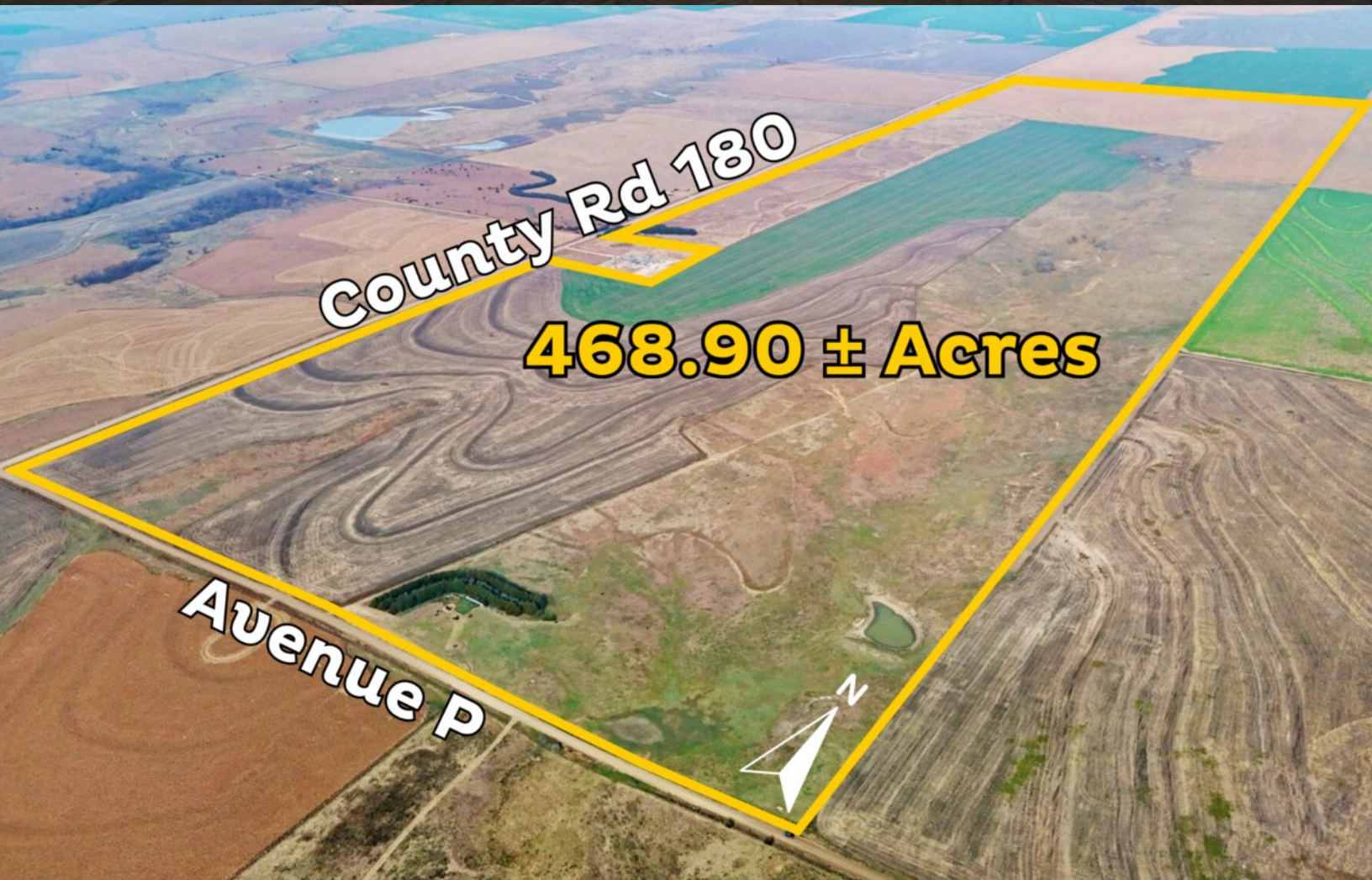


LAND AUCTION

RUSH COUNTY, KANSAS

NE/c of County Rd 180 & Avenue P, Rush Center, KS 67548

Auction Date: Friday, March 13th @ 11:00am CST



ONLINE ONLY AUCTION WITH PHONE BIDDING AVAILABLE
DIVERSIFIED FARM - 468.90 ± ACRES
CROPLAND & PASTURE - IDEAL FOR FARM & CATTLE OPERATION

Register to Bid: www.ReeceNicholsAuction.com

R | S RUPP | STEVEN
ReeceNichols South Central Kansas



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

JAKE STEVEN, ALC
316.708.5960
jake@reecenichols.com

JOHN RUPP, ALC
316.250.5198
johnrupp@reecenichols.com

REESE BAYLIFF
316.258.6062
rbayliff@reecenichols.com

TERRY RUPP, ALC
316.259.2106
terry@reecenichols.com



RUPP|STEVEN
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AUCTION

RUSH COUNTY KANSAS

Online Bidding Only – Ends Friday, March 13th @ 11:00am CST

DIVERSIFIED FARM – 468.90 ± ACRES

GENERAL DETAILS:

Acreage: 468.90 ± acres

Cropland Acres: 264 ± acres

Pasture: 205 ± acres

Legal Description: Sections 9 & 16, Township 18 South, Range 19 West

2025 Taxes: \$2,393.38

Mineral Rights: Seller's interest transfers

School District: USD 395 - La Crosse

Possession: Contact agent for details

Rural Water: There is a rural water with a meter on the north side. The water line runs South across the land and feeds two separate tanks for the cattle.

Well-maintained and productive farmland that has been carefully managed for generations.

Soil Associations:

- 74% Class II soils
- 21% Class III soils
- 5% Class VI soils

FSA Info: Documents available upon request

Property Highlights:

- Strong agricultural production history
- Stock tanks fed by Rural Water District
- Adjacent to Electrical Relay Station
- Hunting and Recreational potential
- Close to Walnut Creek
- Easy access to primary county road and major highway



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Terms: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 30 days. The successful bidder must immediately execute the provided auction purchase contract and deposit \$50,000.00 as earnest money within the specified time outlined in the contract. This auction is conducted exclusively online, with a 2-minute bidding time extension. Bidding is by the acre, take your bid amount times the total number of acres noted on the brochure to determine the total purchase price. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. Broker forms, if any, are available on the bidding site. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post-auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions. Auctions may be subject to selling prior to the auction date. No buyer's premium.



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