

# LAND AUCTION



**1,934.6 AC± | 5 TRACTS | WASHINGTON CO, KS**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 10/27/21 | AUCTION TIME: 6:00 PM**

**AUCTION LOCATION: 4H BUILDING - JEFFERSON COUNTY NE FAIRGROUNDS | 56885 PWF RD. | FAIRBURY, NE 68352**

1934.6 productive tillable acres offered by Public Auction in 5 tracts ranging from 155.5 acres to 618.1 acres. Several tracts will be selling **ABSOLUTE**. A majority of the farm is found straddling Highway 15 up against the Nebraska Line in Washington County, Kansas. This is a rare opportunity to purchase multiple tracts of highly productive mostly irrigated tillable land. Even more rare is the fact that nearly 1780 acres is mostly contiguous as well as irrigated. All water rights are secure and the irrigation equipment is in excellent condition.

This farm is also equipped with an indoor 1000-head cattle confinement facility built in 2019 and a 1000-2000 head hog confinement facility that is currently under a yearly lease. Many other outbuildings and a 3 bedroom house can also be found at this property.

Conveniently Located just South of Fairbury, Nebraska and a few miles North of Highway 36 on Route 15, this farm has tremendous access to grain and livestock markets.

*Irrigation equipment report and water right summary are available upon request.*



### TRACT 1: 605.33 +/- ACRES

**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.



### TRACT 4: 237.2 +/- ACRES

**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 the first irrigator and this farm is able to be fully irrigated. 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 1/2 mile east of Rt 15 and from the East side from Liberty Rd.



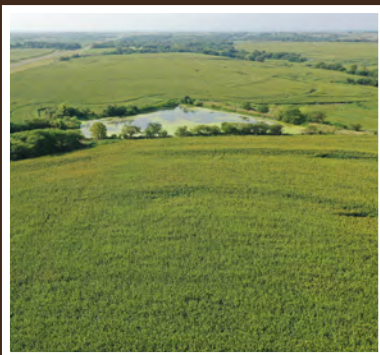
### TRACT 2: 618.1 +/- ACRES

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 the 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.



### TRACT 5: 155.5 +/- ACRES

**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 1/2 mile East of Rt 15.



### TRACT 3: 318.5 +/- ACRES

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.



**RANCH & FARM AUCTIONS, LLC | STEVE SHAFFER, AGENT: 785.738.0037**  
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