

Washington County, KS

FARMGROUND FOR SALE

FRAGER
FARMS

FSmith
HARVESTORE[®]
System

1,935 ACRES M/L

KansasFarmGround.com



Frager Farms

1,950Ac Tillable, Cattle & Hog Confinements

EXECUTIVE SUMMARY

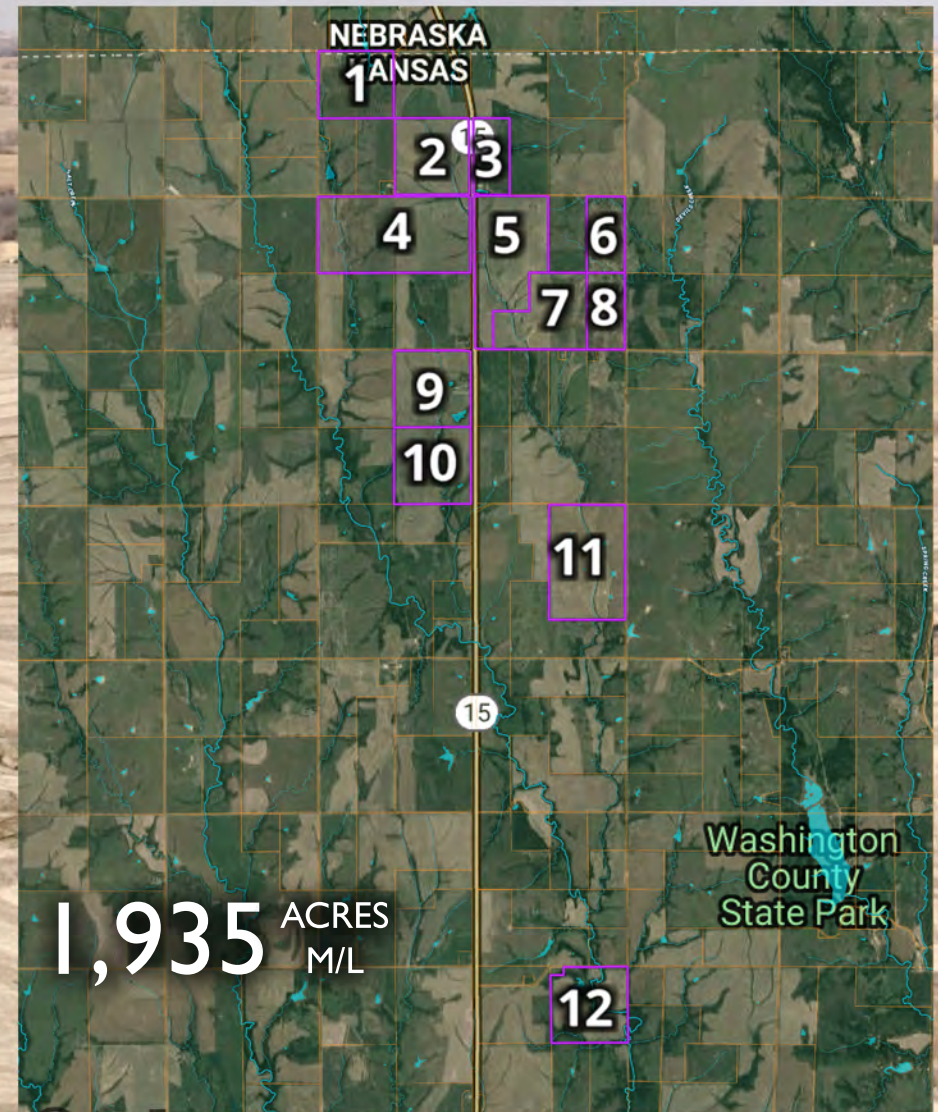
Situated on Hwy 15 in Washington County, KS the Frager Farms operation is set up for high yields with 1935 total acres m/l with 1780 acres m/l under pivot. All exclusive water rights are secured and transfer with sale of the property. The property is made up of a majority contiguous ground. Even the non-contiguous parcels are within 4 miles of the main section. Primary soils include Crete Silty Clay Loam, Benfield Silty Clay Loam, Hobbs Silt Loam, Lancaster Loam, Kipson Soils, Lancaster-Hedville Complex, and Edaigo Silty Clay Loam. Current tillable is made up of a mixture of corn and soybeans all under 14 Reinke pivots. All irrigation has been regularly maintained.

Along with the high yield tillable the farming operation also includes two 1,000 head hog confinements and a 999 head cattle confinement. Both cattle and hog confinements are currently under lease which will transfer to purchaser at closing or could be cancelled if desired. A 30,000 bushel Harvestore and additional outbuildings are also on the property.

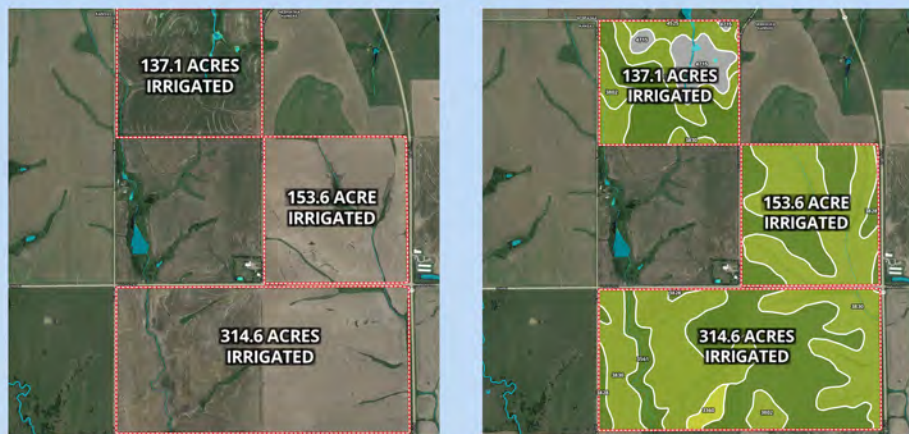
Located within short drives of multiple grain facilities, the Scandia ethanol plant, as well as local rail stations allows for easy access to markets. Easy access on and off the highway for grain as well as both hog and cattle confinement operations allows for worry free transportation even during inclement weather.

Straddling highway 15 the Frager Farms operation is located a just South of Fairbury, NE and only a few miles North of Highway 36. With the diversity of farming commodities available on this farm, the quick and reliable access to highway infrastructure, and the rarity of contiguous ground of this caliber, you will not want to miss this opportunity.

Visit www.KansasFarmGround.com for more information drone videos, or downloadable information on this property.



Tracts 1,2,4



Tracts 1, 2, & 4 contain a total of 605 acres m/l with a primary soil type of Crete silty clay loam. The land is improved with 4 separate Reinke 65G pivots. Situated as the northern most parcels within the property these tracts border Nebraska on the North and settles on Jade (Tract 1) and Morrowville Blvd (Tract 2) on the West and Mahaska RD splitting the two parcels on the south. Great maintained road access to all parcels, and easy highway access make for great year round accessibility.

Pivot Information

Tracts	Pivot Make/Model	Production Year	# of Towers	Hours
1	Reinke 65G	2002	8	3497
2	Reinke 65G	2019	8	new
4	Reinke 65G	2000	8	4272
4	Reinke 65G	2000	8	

Soil Information

All Polygons 606.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4715	Kipson soils, 5 to 30 percent slopes	26.9	4.44	-
4525	Benfield silty clay loam, 3 to 7 percent slopes	17.0	2.81	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	38.8	6.41	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	229.4	37.85	2e
3830	Crete silty clay loam, 3 to 7 percent slopes	268.7	44.34	3e
3360	Edalgo silty clay loam, 3 to 7 percent slopes	6.8	1.13	4e
3561	Hobbs silt loam, occasionally flooded	18.3	3.02	2w
TOTALS		606.1	100%	2.47

Frager Farms 137.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4715	Kipson soils, 5 to 30 percent slopes	26.9	19.57	-
4525	Benfield silty clay loam, 3 to 7 percent slopes	17.0	12.41	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	30.1	21.92	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	50.0	36.37	2e
3830	Crete silty clay loam, 3 to 7 percent slopes	13.4	9.73	3e
TOTALS		137.4	100%	2.05

Boundary 2 153.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3830	Crete silty clay loam, 3 to 7 percent slopes	96.0	62.43	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	57.8	37.57	2e
TOTALS		153.7	100%	2.62

Boundary 2 315.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	8.7	2.77	3e
3830	Crete silty clay loam, 3 to 7 percent slopes	159.4	50.61	3e
3360	Edalgo silty clay loam, 3 to 7 percent slopes	6.8	2.17	4e
3828	Crete silty clay loam, 1 to 3 percent slopes	121.7	38.63	2e
3561	Hobbs silt loam, occasionally flooded	18.3	5.82	2w
TOTALS		315.0	100%	2.58

Tract 3 w/ Hog Confinements

Confinment Information



Tract 3 contains a total of 75 acres m/l with a primary soil type of Crete silty clay loam. Tract 3 is improved with a permitted well and irrigation. Situated on the north end of the parcel map this tract borders Highway 15 on the West and and settles on Mahaska Rd on the south.



- Currently Leased at \$4,000/month
- 2 separate 1000 head confinements
- Additional shed and storage area.
- Loop access directly to Highway 15.

Soils Information

Frager Farms 75.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3360	Edalgo silty clay loam, 3 to 7 percent slopes	0.2	0.24	4e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	10.4	13.87	3e
3830	Crete silty clay loam, 3 to 7 percent slopes	5.2	6.86	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	59.3	79.02	2e
TOTALS		75.0	100%	2.21

Pivot Information

Tracts	Pivot Make/Model	Production Year	# of Towers	Hours
3	Reinke 65G	2010	8	1087

Tracts 5,6,7, & 8



Tracts 5, 6, 7, & 8 contain a total of 543 acres m/l with a primary soil type of Crete silty clay loam. The land is improved with wells and 4 separate Reinke pivots. Situated with Highway 15 on the West and bordered by 29th/Mahaska Rd on the North and 28th Rd on the South allows for continual road access to all parcels and irrigation, and easy highway access make for great year round accessibility.

Pivot Information

Tracts	Pivot Make/Model	Production Year	# of Towers	Hours
5	Reinke 2065 PREF TCH	2010	8	2131
5	Reinke 2065 PREF TCH	2015	8	1601
6	Reinke 2065 PREF TCH	2014	8	1122
7 & 8	Reinke 45405 RAMS	2010	8	2230

Soil Information

Frager Farms 543.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3360	Edalgo silty clay loam, 3 to 7 percent slopes	12.0	2.21	4e
3391	Lancaster loam, 3 to 7 percent slopes	0.6	0.11	4e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	19.8	3.63	-
3830	Crete silty clay loam, 3 to 7 percent slopes	270.3	49.7	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	40.1	7.38	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	195.5	35.95	2e
3561	Hobbs silt loam, occasionally flooded	5.5	1.02	2w
TOTALS		543.8	100%	2.54



Tracts 9 & 10



Tracts 9 & 10 contains a total of 319 acres m/l with a primary soil type of Crete silty clay loam. These tracts are improved with permitted wells and irrigation. Tracts also contain 999 head Cattle Confinement, 3 bedroom house with basement, additional outbuildings and confinements as well as direct highway access.

Pivot Information

Cattle Confinement Info



3 Bedroom House

Summit Livestock Monoslope Cattle Confinment

- Built 2019
- 999 Head in current usage
- Direct Access to Highway 15
- 30,000 Bushel Harvestore
- Double Side Feeding
- Multiple Outbuildings

Soil Information

Frager Farms 319.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	79.4	24.9	6e
3830	Crete silty clay loam, 3 to 7 percent slopes	149.5	46.87	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	26.1	8.19	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	64.0	20.04	2e
TOTALS		319.1	100%	3.55

Tract 11



Tract 11 contains a total of 237 acres m/l with a primary soil mix of Lancaster and Crete Silty Clay Loam. Tract 11 is improved with a permitted well and irrigation. Situated slightly southeast of the main group of parcels this property is bordered by 27th Rd on the North and Liberty Road on the East. Additionally this property has just been improved with wells and pivots which is reflected in limited hours listed below.

Pivot Information

Tracts	Pivot Make/Model	Production Year	# of Towers	Hours
11	Reinke 2065 PREF TCH	2014	8	
11	Reinke 2026 PREF TCH	2014	8	21

Soils Information

Frager Farms 237.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3391	Lancaster loam, 3 to 7 percent slopes	122.2	51.48	4e
3830	Crete silty clay loam, 3 to 7 percent slopes	46.0	19.39	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	9.2	3.87	2e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	23.6	9.94	-
3561	Hobbs silt loam, occasionally flooded	36.4	15.32	2w
TOTALS		237.3	100%	3.02



Tract 12



Tract 12 contains a total of 156 acres m/l with a primary soil mix of Lancaster-Headville Complex, Muir Silt, and Hobbs Silt. Tract 12 is situated as the southeastern most tract of ground. Still located within 4 milest of the main group of parcels and only 2 milest south of tract 11 this property is bordered by 24th Rd on the North and Liberty Road on the East. This property features a stocked fishing pond, has Riddle Creek running through it and good timber coverage allowing for amazing hunting prospects.



Soils Information

Frager Farms 155.6 ac

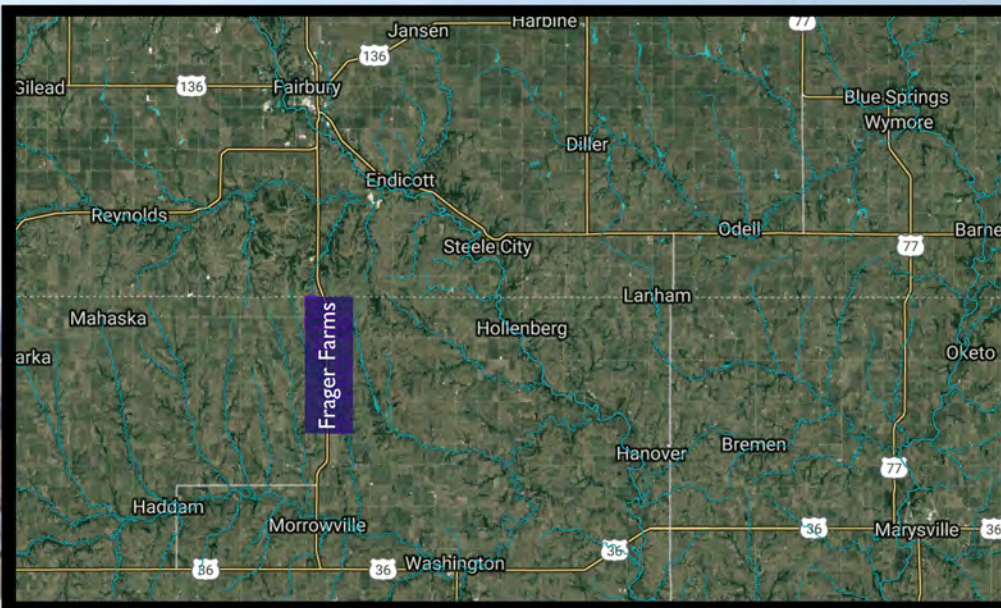
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3828	Crete silty clay loam, 1 to 3 percent slopes	8.3	5.32	2e
3775	Muir silt loam, rarely flooded	29.0	18.62	1
3360	Edalgo silty clay loam, 3 to 7 percent slopes	3.5	2.27	4e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	56.0	35.97	6e
3492	Wells loam, 3 to 7 percent slopes	5.0	3.18	3e
3391	Lancaster loam, 3 to 7 percent slopes	19.4	12.48	4e
3561	Hobbs silt loam, occasionally flooded	34.5	22.15	2w
TOTALS		155.6	100%	3.58

Wildlife Information



- Heavy Timber Providing Ample Cover
- Water and Food Source for Big Game
- Stocked Pond for Great Fishing
- Amazing Opportunity for Great Hunting Ground with an Investment Return on Tillable.

DIRECTIONS TO FARM



Located just a short drive north of Hwy 36 and the town of Morrowville and about 10 minutes south of Fredonia, NE this property is split by Hwy 15.

From Highway 36:

If you are coming from the south take 36 until you get to Hwy 15 (King Rd) and head north 10 miles and the cattle confinement will be on the east.

From Fredonia, NE

If coming from the North take highway 15 out of Fredonia and head south 11 miles. The Cattle Confinement will be on the east.



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Eric Neilson, Broker/Owner of UC-Milestone Realty and Development grew up farming in the Flint Hills and now resides there with his wife and children. Eric is the President-Elect for the Kansas Realtors Land Institute, a member of the National, Kansas, and Flint Hills association of Realtors, as well as on the board for Leadership Manhattan, and active in his church. He believes that it should always be more about the people than it is about the property. Eric Specializes in Farms, Ranches, and Commercial Development properties.

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