

MIDWEST LAND GROUP PRESENTS

148 ACRES IN

RUSH COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME TILLABLE GROUND AND EXCELLENT HUNTING IN RUSH COUNTY

Just northeast of Lacrosse, Kansas sits this coveted 148 +/- combination farm perfect for the investor, farmer, and outdoorsman looking to purchase prime tillable acres with great hunting. Made up entirely of extremely flat Class II soils, this farm consists of 117 +/- highly sought-after farmed acres. The cropland is currently situated as last year's wheat stubble, ready for planting and a quick return for the new owner. A very reputable tenant has cared for this property for decades and would love the opportunity to continue with a new owner. A wet weather creek dissects the farm with various native species of timber and native grasses.

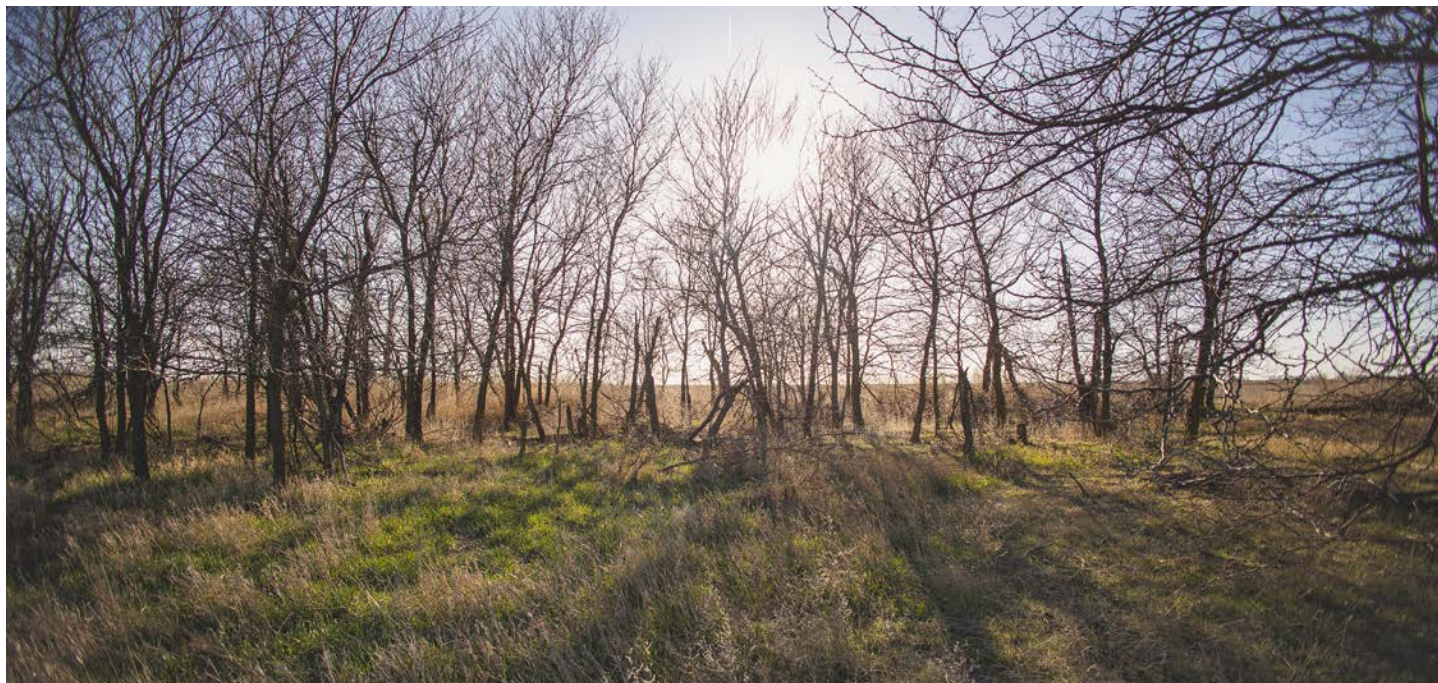
This provides great cover for both deer and upland birds in a region renowned for both. There is no shortage of deer sign on the property and will be an excellent spot for the upcoming fall. Multiple fresh sheds were picked up along with two coveys of bobwhite quail and multiple pheasants being flushed upon the initial viewing of this listing. All the seller's mineral interest will be included with the sale. This farm is a very short drive from the town of Lacrosse where Highway 183 and Highway 4 intersect and 20 miles straight south of Hays. For additional information or to schedule a tour contact Cole Schumacher at (785) 656-1738.



PROPERTY FEATURES

PRICE: **\$399,750** | COUNTY: **RUSH** | STATE: **KANSAS** | ACRES: **148**

- 117 +/- acres tillable NCCPI 68.7
- Wet weather creek
- Reputable tenant in place
- Renowned whitetail deer hunting region
- Excellent upland bird hunting
- Short drive from Lacrosse, Kansas
- 20 miles from Hays, Kansas
- Seller's mineral rights are included
- For additional information or to schedule a tour contact Cole Schumacher at (785) 656-1738



148 +/- ACRES



117 +/- TILLABLE ACRES



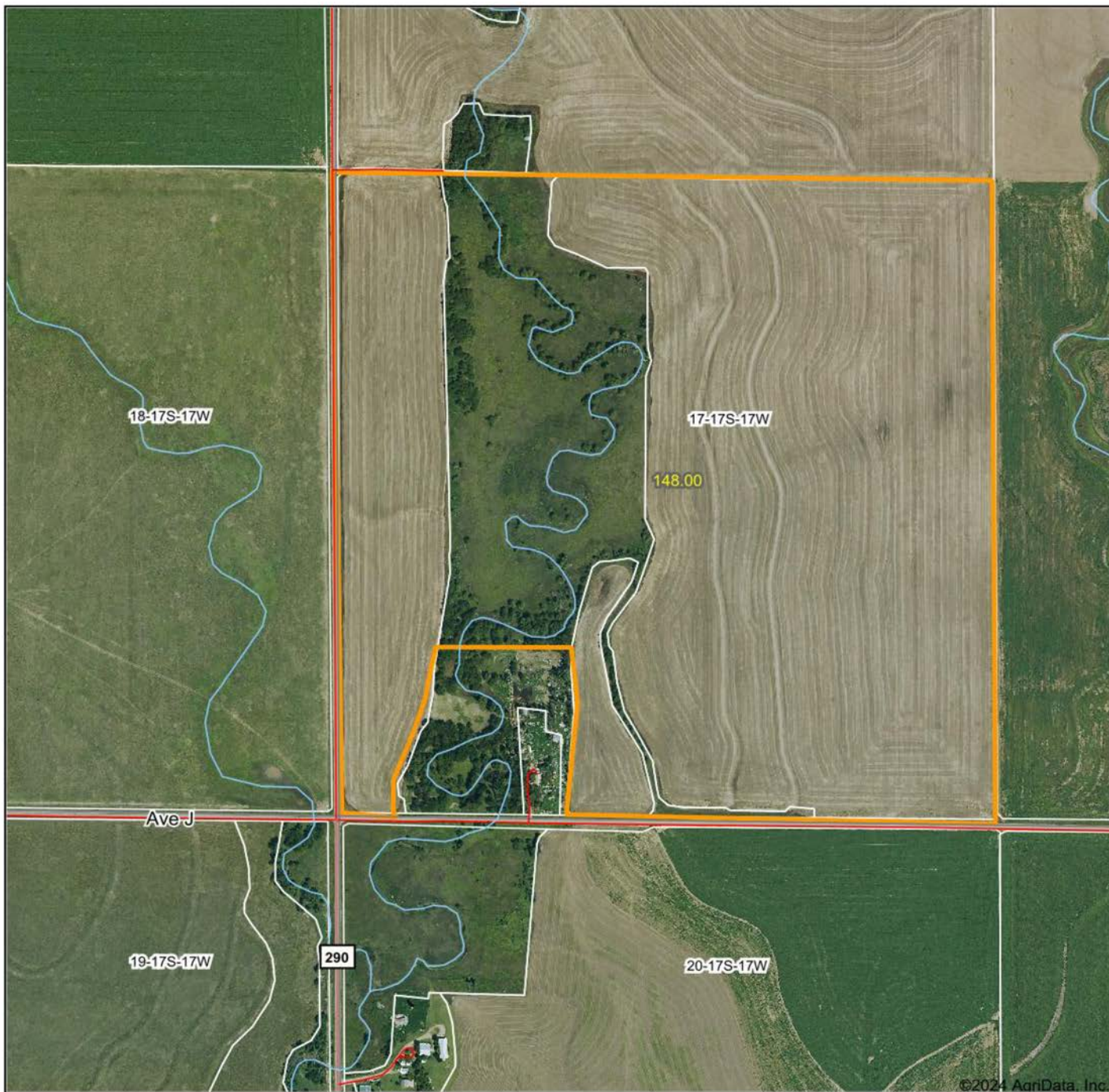
WET WEATHER CREEK



RENOWNED WHITETAIL HUNTING REGION



AERIAL MAP



Boundary Center: 38° 34' 13.96, -99° 13' 52.03

0ft 635ft 1269ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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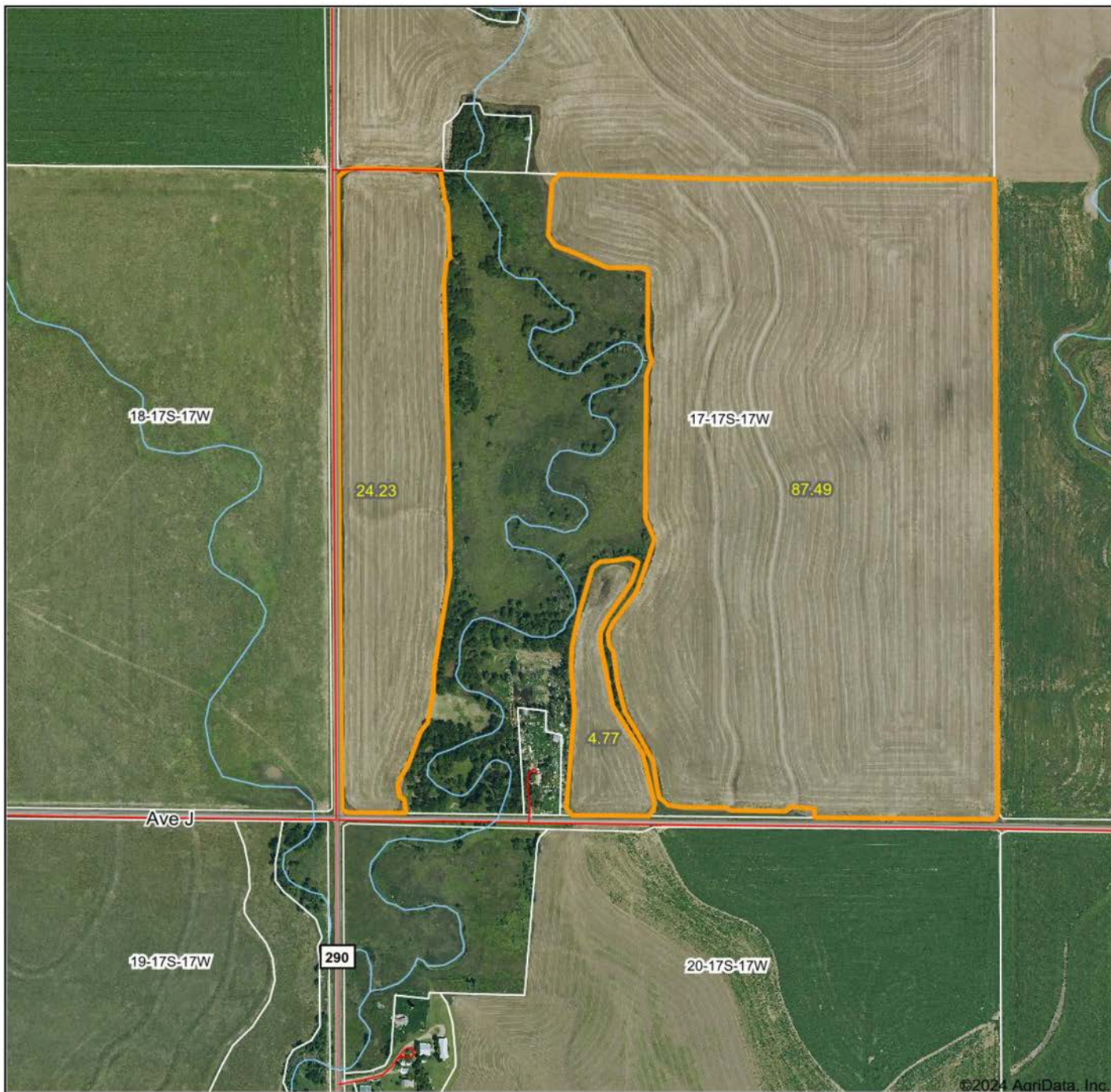
17-17S-17W
Rush County
Kansas



3/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

AERIAL MAP



Boundary Center: 38° 34' 14.15, -99° 13' 51.83

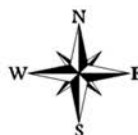


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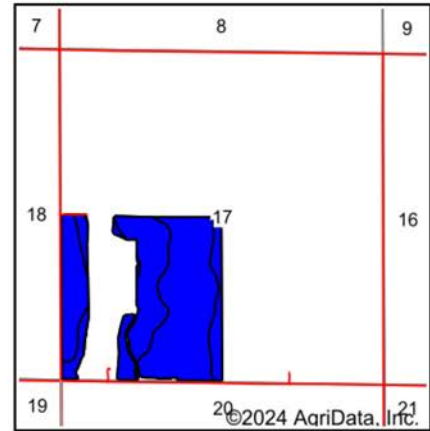
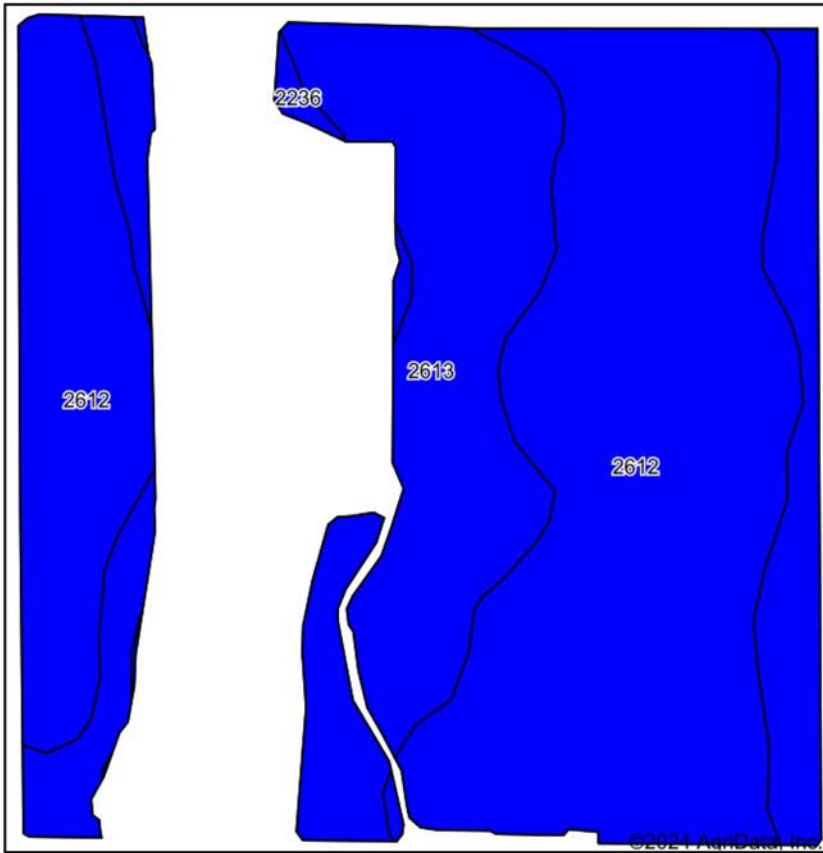
17-17S-17W
Rush County
Kansas



3/18/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

SOIL MAP



State: **Kansas**
 County: **Rush**
 Location: **17-17S-17W**
 Township: **Lone Star**
 Acres: **116.49**
 Date: **3/18/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

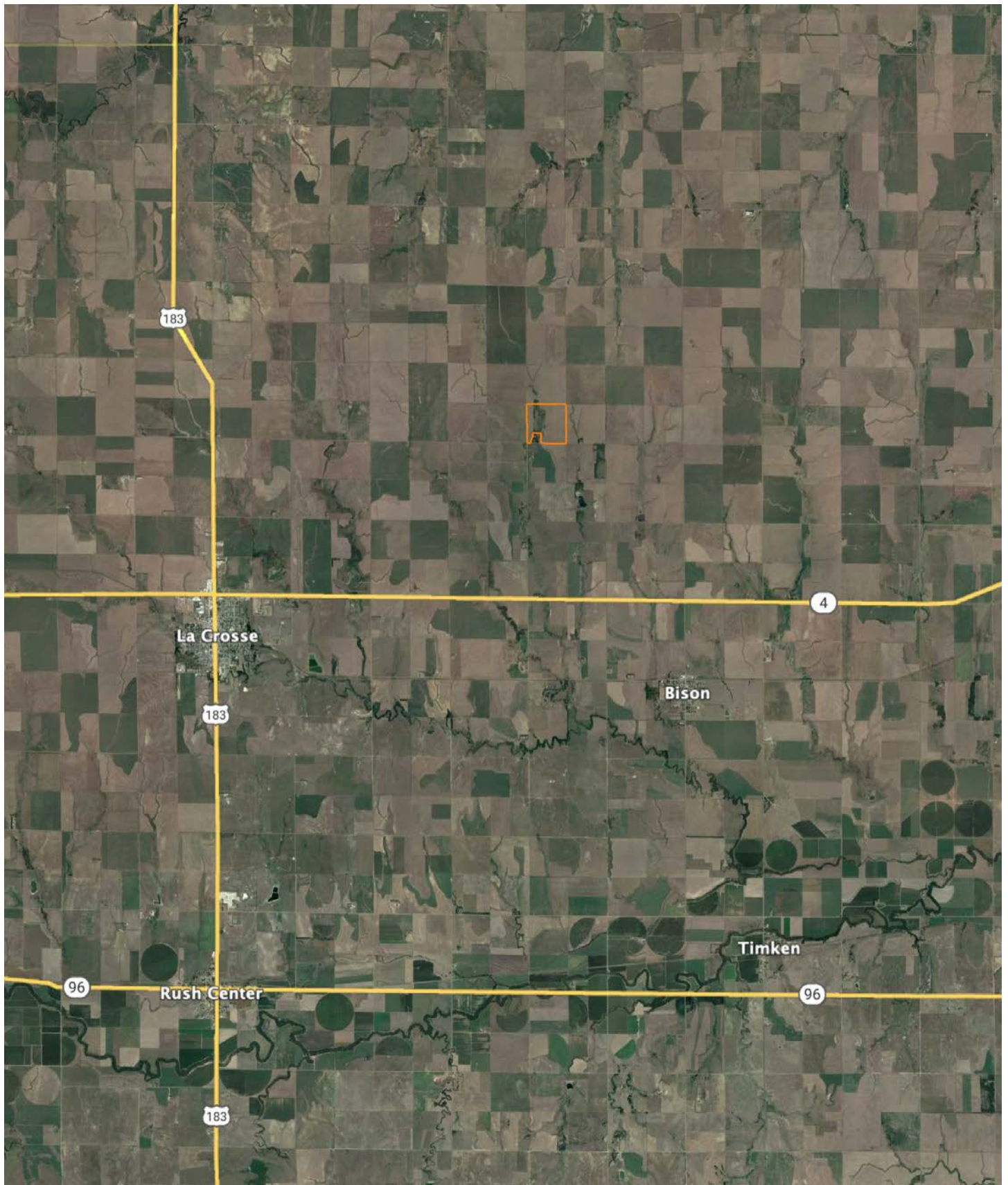
Area Symbol: KS165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2612	Harney silt loam, 0 to 1 percent slopes	70.97	60.9%		> 6.5ft.	llc	2998	69	51	59	69
2613	Harney silt loam, 1 to 3 percent slopes	44.50	38.2%		> 6.5ft.	lle	3002	68	51	59	68
2236	Roxbury silt loam, occasionally flooded	1.02	0.9%		> 6.5ft.	llw	4463	76	50	52	76
Weighted Average							2.00	*n 68.7	*n 51	*n 58.9	*n 68.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

An avid hunter, Cole spends his free time outdoors. He loves chasing giant whitetails and other big game, as well as turkey and upland hunting. Born in Hays, Kansas, Cole enjoys scouting and running cameras across the state, as well as shed hunting, doing conservation work and habitat improvements on the family farm, and introducing youth to the great outdoors. With a knack for harvesting world-class whitetails, Cole has killed two bucks over 200" and many over the Boone & Crockett mark.

Cole attended Fort Hays State University where he earned his Bachelor's degree in Biology, researching fawn recruitment and mortality in whitetail deer, mule deer, and elk. While in school, Cole worked in the state conservation department, helping manage and improve local state wildlife areas. After earning his Bachelor's degree, Cole pursued a career in land real estate to fulfill his passion for land and its native inhabitants. At Midwest Land Group, he's able to bring extensive knowledge on all things outdoors, thanks to a lifetime immersed in hunting, agriculture, and ranching.

This driven agent strives to make both buyers and sellers leave the table with a smile on their face. Between his grasp on creating and improving farms, from food plot placement to improving native cover, and his vast network of landowner relationships, Cole is able to help his clients plan their next move. If you're ready to buy or sell, give Cole a call.



COLE SCHUMACHER,

LAND AGENT

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