



143 ACRES OF CROPLAND AUCTION

GREAT OPPORTUNITY TO EXPAND FARMING OPERATION

THURSDAY, NOVEMBER 6th, 2025 @ 10:00am



AUCTION LOCATION

Nickerson Community Center
11 N Main, Nickerson, KS

LAND LOCATION

4 miles east of Nickerson, KS on 82nd Ave

LEGAL DESCRIPTION

The Northeast Quarter of Section 18-22-6 except
a homestead with improvements in Reno County,
KS selling 143 acres more or less

SELLER

James D Strickler, Sharon R Lane, Karen Lynn
Strickler, Beverly Kay Hoskinson,
Heirs of Lowell and Peggy Strickler

**A great opportunity to expand your farming
operation with a good productive tract of land.
Don't overlook this opportunity!**

FSA reports 109.4 acres cropland & 33.98 acres of pastureland,
former grass runway and some trees

- 32.80-acre wheat base with a PLC yield of 40 bushels
- 175.50 grain Sorghum base with a PLC yield of 76 bushels

59.6 acres will be planted to wheat; Buyer shall receive 1/3
of the wheat crop and pay 1/3 of expenses. Possession of
wheat ground will be after the 2026 wheat harvest. Buyer shall
receive possession of the open ground at closing

An older building/former plane hangar is on the property

Soil types consist of mostly Carwile-Farnum fine sandy loam
and Naron fine sandy loam

Access is good; located on a good blacktop road

Taxes: \$927.04 to be prorated at closing

Mineral rights not reserved by the seller; transfers to the buyer

TERMS AND CONDITIONS:

\$35,000 down on sale day, the balance due in 30 days; not contingent upon obtaining financing. Down payment on the day of the sale is non-refundable and the remaining balance due at closing. Sale is not contingent on obtaining financing. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Seller will provide clear merchantable Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Property is being sold as-is without any written or implied guarantees. Sold subject to any easements of record. Possession upon closing. All information was provided by FSA office and Reno County Courthouse and is deemed correct to the best of our knowledge. This auction will be held both in-person and online. Any announcements made on sale day take precedence over auction ad or flyer.



Paul Nisly

Auctioneer

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www.nislyauction.com



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