

# LAND AUCTION

**Thursday - October 13th - 6:00 P.M.**  
**Community Center Waterville, KS**

## 157.6 +/- Acres Marshall County Land

**Legal Description:** NW 1/4 Sec. 21 TWP 5S Rng. 6E  
(per Marshall Co. Appraiser)

**FSA Information:** FSA Farmland = 156.94 acres with  
134.33 DCP Cropland acres

- Base Acres- Wheat 15.1, Grain Sorghum 14.90, Soybeans 30.0, Total base acres 60.0
- Enrolled in ARC County Wheat, Sorghum, Soybeans

### Tract 1: Farmland

- This tract is approximately 136 Acres with approximately 133.3 acres of cropland.

### Tract 2: Home and Acreage

- 3 Bedroom, 1 Bath
- Approx. 21.6 Acres
- Hay Meadow
- Beautiful Setting
- Home Shown by Appt.
- Hardwood Floors
- Barn with Tin Roof
- 3/4 Acre Pond
- Family Ready
- We Co-op

### Tract 3: The combination of tracts 1 & 2

Should the tracts sell separately, buyers of tracts 1 and 2 shall split the cost of a survey.

**Property Location:** From Waterville KS Stoplight at Hwy 9 & 77 Junction go South 5.5 Miles to Bobcat Lane then go West 1/2 mile to the Northeast Corner of the Farm. OR From Cottage Hill go 1 Mile North on Hwy 77 to Bobcat Lane then West 1/2 Mile.

**2021 Property Taxes:** \$4247.02 (taxes have not been split for tracts 1 & 2)



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**Terms & Possession:** 10% down day of the sale, balance due on or before November 16th 2022. Buyer to have possession after closing subject to tenants rights. Full possession March 1, 2023 Sellers to pay 2022 property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of auction. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the auction. **Midwest Land and Home** is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaims any liability for errors, omissions, or changes regarding any information provided for the sale. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Galloway, Wieggers, & Brinegar, will prepare purchase contracts and Pony Express Title will act as escrow, title & closing agent.



**Pishny Farm**  
**LLC - Seller**



**Mark Uhlik, Broker/Auctioneer 785-325-2740**  
**Jeff Dankenbring, Broker**

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