

# LAND AUCTION

**Tuesday - February 18th- 10:00 A.M.**  
**Community Building, White City, KS**

## **177 +/- Acres** **Geary County KS Land**

### **Legal Description:**

**Part of the NW1/4 NW1/4 of Section 27, Township 13 South, 7 East, Geary County, Kansas and N1/2 NW1/4; N1/2 NE1/4 of Section 28, Township 13 South, 7 East, Geary County, Kansas**

### **FSA Details:**

**177.29 FSA Acres**

### **Property Features:**

- **Full possession prior to 2025 grass season**
- **Located within half hour of Junction City and Council Grove.**
- **Well established grass with excellent water. (2-ponds)**
- **1/4 mile frontage on Carr Rd. with rural water and electricity**
- **Several cedar and hardwood draws offering excellent habitat for all native wildlife.**
- **A property that stretches over a full mile west to east offering tremendous seclusion.**

**2025 Property Taxes: \$475**

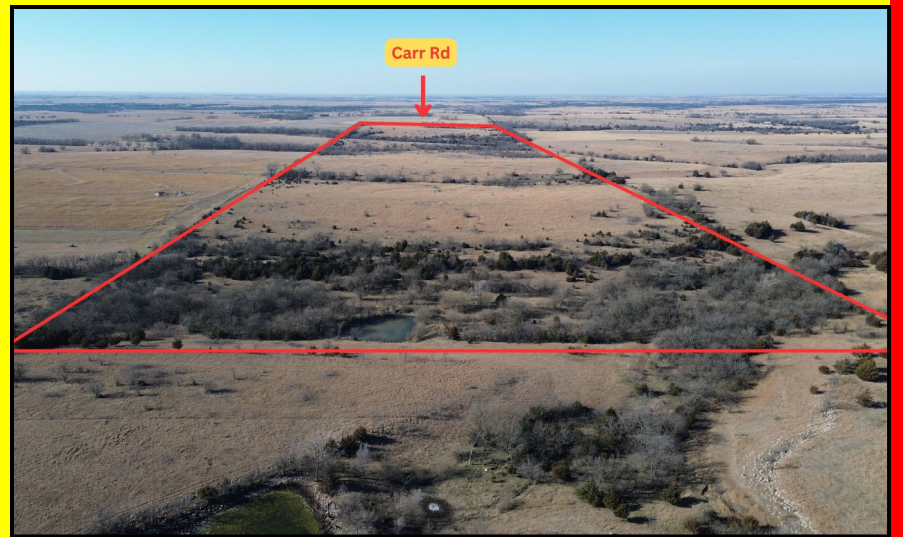
### **Property Location:**

**From Junction City, KS take Hwy 57 approx. 10 miles SW to Carr Rd.**

**OR**

**From Dwight, KS take Hwy 57 approx. 9 miles NW to Carr Rd.**

**Go 1.5 south to Derendinger Rd. (This is the NW corner of the property)**



**Download our APP  
or go to our  
website and get  
registered to  
BID ONLINE  
TODAY!**



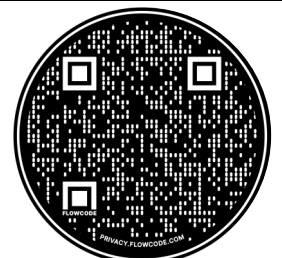
**Online bidding  
opens  
February 4, 2025!**



**Terms & Possession:** 10% down day of sale, balance due at closing on or before 04/01/2025. Buyer will have possession of the property at closing. Seller to pay 2024 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Seller's interest in mineral rights transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to 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 disclaim any liability for errors, omissions or changes regarding any information provided for these sales. 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. Aerials are representations and not guaranteed to be actual property lines.



**SELLER**  
**Dale & Frances Herpich Trust**



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**Mark Uhlik, Broker/Auctioneer**  
**[www.MidwestLandandHome.com](http://www.MidwestLandandHome.com)**