

# LAND AUCTION

**881 +/- Acres Washington & Marshall County, KS**  
**April 10, 2025 @ 10:00 AM**  
**Waterville Community Building - Waterville, KS**

**Tract 1:**

Legal: S01, T04, R05, 6TH PRINCIPAL MERIDIAN, ACRES 117.8, S2 SW4 & SW4 SE4 LESS ROW

FSA Info: 116.47 Total Farmland, 100.70 Cropland Acres

**Tract 2:**

Legal: S02, T04, R05, 6TH PRINCIPAL MERIDIAN, ACRES 158.4, SE4 LESS ROW

FSA Info: 158.31 Total Farmland, 105.97 Cropland Acres

**Tract 3:**

Legal: S07, T04, R06, ACRES 343, ALL NW4 LYING SW OF RIVER & ALL S2 SEC LYING S OF RIVER LESS R/W

FSA Info: 330.67 Total Farmland, 150 Cropland Acres

**Tract 4:**

Legal: S32, T04, R06, ACRES 159.9, NE4 LESS R/W

FSA Info: 161.18 Total Farmland Acres

**Tract 5:**

Legal: S12, T04, R05, ACRES 115, NE4 LESS APPROX 43 ACRES OFF W END. ACRES ARE ESTIMATES PENDING SURVEY

FSA Info: 115 Total Farmland, 43 Cropland Acres (estimate)

**VISIT WEBSITE FOR COMPLETE DETAILS!**



**Online Bidding  
Opens  
March 27, 2025!**



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



**“A tremendous opportunity” in offering 5 tracts of Washington and Marshall County properties!**

**Terms & Possession:** 10% down day of sale, balance due at closing on or before 05/15/2025. Buyer will have possession of the property at closing. Immediate access available with signed contract, escrow deposit, and proof of liability listing seller as additional insured. 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 disclaims 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.



**Seller**  
**Berger Family**



**Toby Bruna, Land Agent - 785.713.9325**  
**www.MidwestLandandHome.com**