

# LAND AUCTION

**Saturday - July 29th - 10:00 A.M.**  
**Blue Rapids City Hall - Blue Rapids, KS**

## **562+/- Acres** **Marshall Co Land** **Located near Waterville, KS**

**Tract 1:** Land located in S15, T04, R06, ACRES 98+/- (Estimated), SW4 NE4 & W2 SE4 LESS RW, Located south of the center of the river (Legal Description & Acres TBD by survey prior to closing)

**FSA Details:**

- 91.3 FSA DCP Cropland Acres
- 91.3 Base Acres (57.07 Soybeans, 34.23 Wheat)

**Tract 2:** Land located in S15, S16, S22, T04, R06, & RAILROAD ADDN, BLOCK 29, LOTS 6 & 7 & W2 VAC ADJ ALLEY, ACRES 229+/- (Estimated), Located south of the center of the river, east of 4th Road, and north of Elm Street. (Legal Description & Acres TBD by survey prior to closing) Senior Water Rights on 36 acres.

**FSA Details: (Estimated)**

188.24 FSA DCP Cropland Acres  
165.26 Base Acres (68.24 Wheat, 58.2 Soybeans, 26.49 Sorghum, 12.34 Corn)

**Tract 3:** Land located in S15&S16, T04, R06, ACRES 51+/- (Estimated) Located north of the center of river (Legal Description & Acres TBD by survey prior to closing)

**FSA Details: (Estimated)**

38.01 FSA DCP Cropland Acres  
33.43 Base Acres (13.8 Wheat, 11.77 Soybeans, 5.36 Sorghum, 2.50 Corn)

**Tract 4:** Land located in S15&S16, T04, R06, 100 +/- (Estimated), Located north of the center of the river less Tract 3 & Less R/W. This tract also has 2 separate CRP Contracts and a KDWP access contract (See Website for details)

**FSA Details: (Estimated)**

40.31 FSA DCP Cropland Acres  
35.33 Base Acres (14.59 Wheat, 12.44 Soybeans, 5.66 Sorghum, 2.63 Corn)

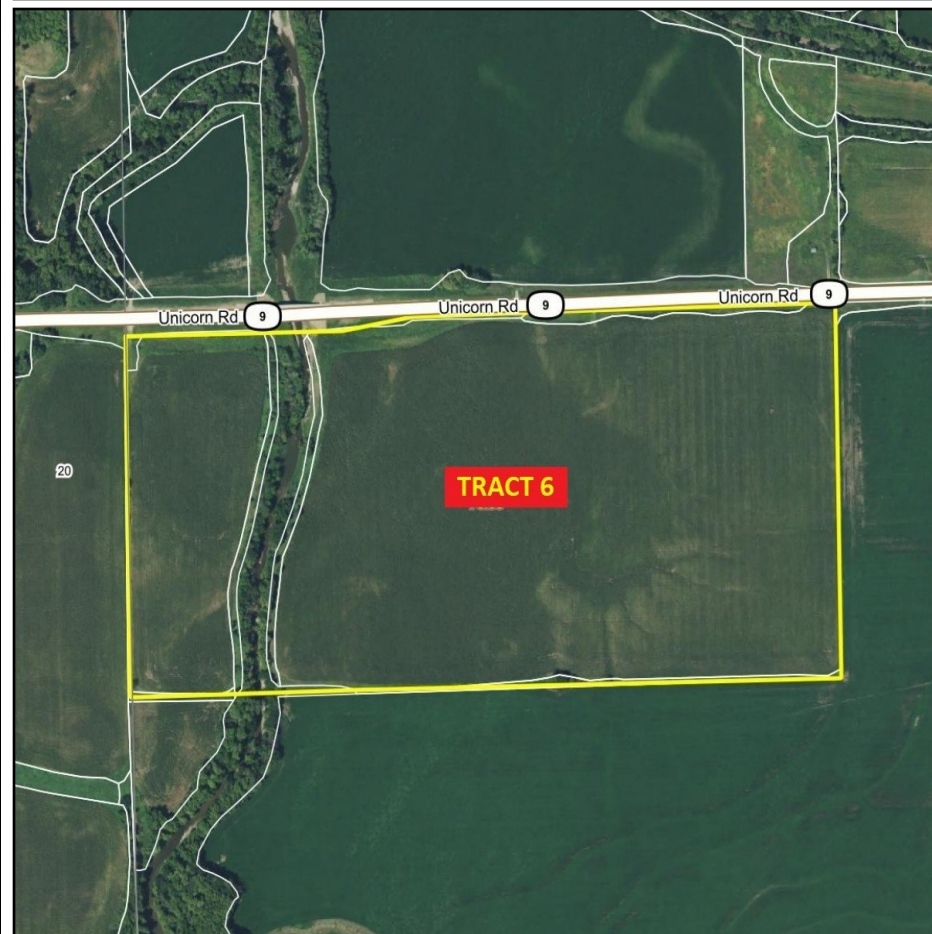
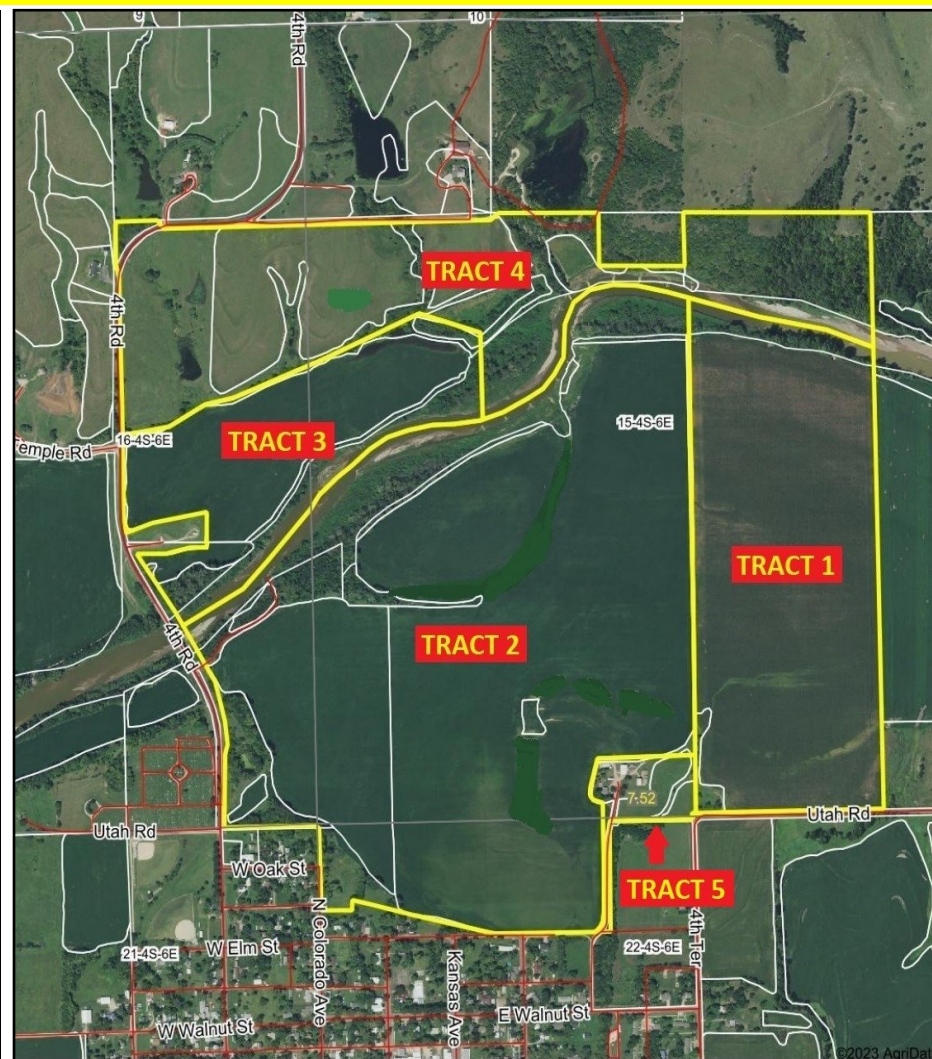
**Tract 5:** Home & Building Site, Acres 7.5 +/- (Legal Description & Acres TBD by survey prior to closing) See Website for details, pictures and virtual tour)

**Tract 6:** S21, T04, R06, ACRES 76.7, N2 SW4 LESS RW

**FSA Details:**

73.44 FSA DCP Cropland Acres  
73.4 Base Acres (31.1 Wheat, 30.2 Soybeans, 12.1 Sorghum)

**\*\*\*\*Cropland and Pasture selling subject to tenants rights with buyer receiving 50% of cash rent on cropland acres. (See Website for Details)**

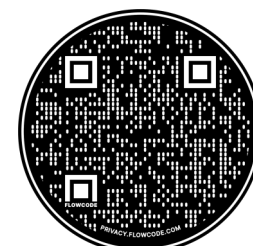


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**BID ONLINE TODAY!**

**Terms & Possession:** 10% down day of sale, balance due at closing on or before 9/6/2023. Seller to pay 2022 and prior years taxes with 2023 taxes prorated to date of closing. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold "AS-IS, WHERE-IS" subject to items that would be disclosed on a survey, claims of adverse possession, and all easements, exceptions of record. All inspections should be made prior to the day of the sale. Possession at closing subject to tenants rights. (See website for details). Sellers interest in mineral rights transfer with the sale of property. 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. Aerials and acres are estimates and representations ONLY and not guaranteed to be actual acres property lines.



**SELLER**  
**Pishny Four, LLC**



**Jeff Dankenbring, Broker - 785.562.8386**  
**Mark Uhlik, Broker/Auctioneer**  
**[www.MidwestLandandHome.com](http://www.MidwestLandandHome.com)**