

Nemaha County, KS Public Land Auction September 26, 2020

Saturday - 10:30 A.M.

Knights of Columbus Hall • 211 Knights of Columbus Dr. • Seneca, Kansas

Auctioneer's Note: Farms are being sold to close a Family Trust. The present tenant has done a very good job with the maintenance of these farms. The sellers ask that you respect his growing crops when viewing these farms. These farms are located on a paved road and close to the town of Seneca. There is development potential, as possible homesites. It would be the responsibility of potential buyers to check the cost and availability of utilities including water to proceed with development of these tracts. Sellers make no guarantee on availability of utilities including water. Social distancing guidelines will be in place day of sale. Current tenant retains 100% ownership of 2020 growing corn and soybean crops.

Tract #1 and Tract #2 will be sold SEPERATELY and WILL NOT be combined to sell together.



TRACT 1: 79.36 ACRES M/L

Land Location:

At southside of Seneca, KS take Roanoke Street to South 8th Street. Go south on 8th Street (which turns into J Road) 2 1/2 miles to 128th Road. Tract #1 is on north side of 128th Road and Tract #2 is on south side of 128th Road

Legal Description:

East 1/2 SE 1/4 of Section 9-3-12, Mitchell Township, Nemaha Co. Ks. Taxes \$1,112.32

General Description:

Property has approximately 46.47 acres of tillable land. Balance is waterways and a very secluded timber area on north end of property. Would make a great hunting area, very close to Seneca. Mineral rights stay with farm.

TRACT 2: 77.45 ACRES M/L

Land Location:

At southside of Seneca, KS take Roanoke Street to South 8th Street. Go south on 8th Street (which turns into J Road) 2 1/2 miles to 128th Road. Tract #1 is on north side of 128th Road and Tract #2 is on south side of 128th Road

Legal Description:

North 1/2 NE 1/4 of Section 16-3-12 Mitchell Township, Nemaha Co. Ks. Taxes \$1,355.50

General Description:

Property has approximately 60 acres of tillable land. Balance is waterways and timberline area. This farm has approximately 13 acres of bottom land. Mineral rights stay with farm.

Auction Conducted by:

**SENECA
REALTY**

www.senecarealty.net

Seller:

**Miller Family
Trust**

Mike Kuckelman, Broker
785-294-1038

Dale Wilhelm
Auctioneer/Sales
785-294-8569

Terms: 10% down auction day with balance due on or before November 13, 2020. Possession of tillable acres with growing 2020 corn and soybean crops will be after present tenant harvests his 2020 growing crops. Buyer and seller to equally split title insurance expense. Seller will be responsible for taxes to closing date. Buyer and seller will equally split closing costs of Nemaha County Abstract & Title Co.. Statements day of sale take precedence over printed material. Seneca Realty represents seller's interest.

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