

Nemaha County, Kansas

Public Land Auction

October 18, 2025

Saturday, 10:00 a.m.

Corning Community Building • Main Street • Corning, Kansas

Auctioneer's
Note

Very nice, high yielding row crop farm. Good location on paved road. Would make a great building site and includes a nice machine shed and many tile outlet terraces. Farm has dry fertilizer blend applied for 2026 soybean crop. High amount of tillable acres.

Land Location — 78.91 Acres M/L

Land Location - From the northwest corner of Corning, at the junction of Highway 63 and 52nd Road - take 52nd road one-half mile west. The property starts on the south side of 52nd Road at the half-mile line.

Legal Description: E 1/2 SW 1/4 of Sec 35 - TWP 4 Range 12, Illinois TWP, Nemaha County, KS. Mineral rights stay with farm.



General Description: Property has approximately 74.57 acres of tillable farmland, balance waterways and machine shed site. Machine shed is 58' x 40' and has a 58' x 18' lean to attached to the building. Main machine shed is partially cemented. Electrical wiring not hooked up currently. Rural water would be available if desired. Farm has had an application of hog manure in the past. Farm lays well and farms fast and easy. Taxes \$1708.44

CROP DATA		
	Base Acreage	PLC Yield
Wheat	19.33	44
Corn	6.15	115
Soybeans	41.26	36
Total	66.76	

APH YIELD		
2023	Corn	157
2024	Soybean	53

GREAT LOCATION
Large Machine
Shed



Auction Conducted by:

SENECA
REALTY

www.senecarealty.net

Sellers:

WINKLER
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 18, 2025. Possession upon closing. Buyer and Seller will equally split Title Insurance expense. Seller will be responsible for 2025 taxes. Buyer and Seller will equally split costs of Nemaha County Abstract & Title Co., Seneca, KS. Statements day of sale take precedence over printed material, Seneca Realty represents seller's interest. Current crops are current tenants.