

Nemaha County, Kansas  
**Public Land Auction**  
**November 25, 2023**

Saturday, 10:00 a.m.

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

**Auctioneer's Note:** Good locations on asphalt roads. There is development potential as possible homesites. Five acre tract in S 1/2 SE 1/4 with residential home and buildings not included. Current tenant retains 100% of 2023 growing crops. 2 tracts will be **SOLD SEPERATELY** and **NOT COMBINED**. Very good farms with history of producing good yields.

**Land Location —** From the west edge of Seneca, KS, go 3 miles west to State Highway 187 to 120th Road. Go east on 120th Road. **Tract 2** begins at the northeast corner of Highway 187 and 120th Road. **Tract 1** begins just east of Tract 2, just a little west of the 1/2 mile line on north side of 120th Road.

**Tract 1 - 80.21 Surveyed Acres**

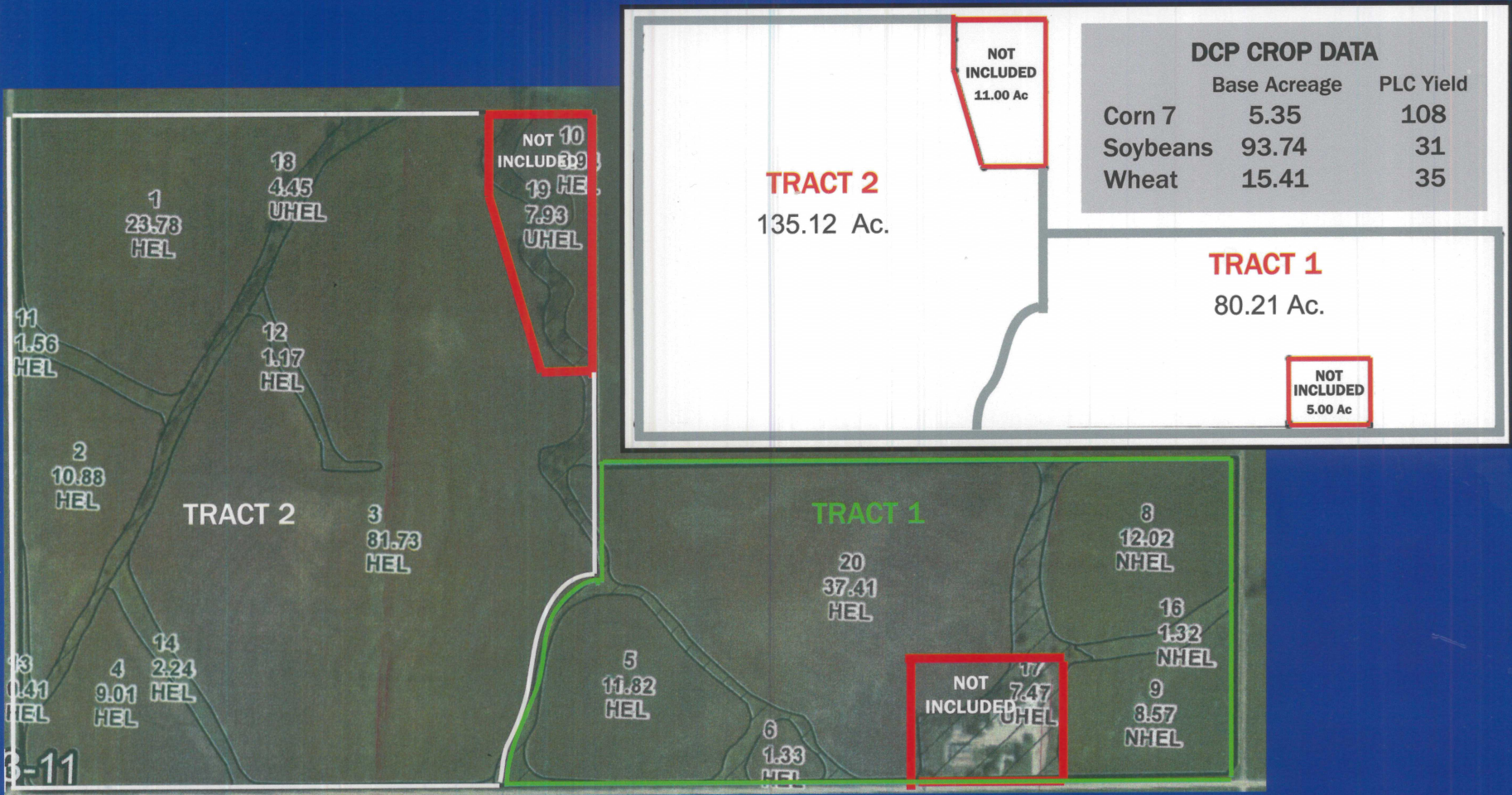
**Legal Description:** South 1/2 SE 1/4 18-3-12 Mitchell Twp, Nemaha County, KS. Includes a small tract in SE corner of S 1/2 SW 1/4 of 18-3-12 - 4.82 acres. **Excludes** a 5 acre tract with residential home and buildings.

**General Description:** Property has approximately 71.15 acres of tillable land. Balance - small creek and waterways. Very good access with roads on two sides. All mineral rights pass to the buyer. Great building site.

**Tract 2 - 135.12 Surveyed Acres**

**Legal Description:** SW 1/4 18-3-12 Mitchell Twp, Nemaha County KS: **Excludes** a 4.82 acre tract in SE 1/4 SW 1/4 18-3-12 and excludes a 11.00 acre tract in the NE 1/4 SW 1/4 18-3-12.

**General Description:** Property has approximately 125.4 acres of tillable land. Balance - small creek and waterways. Very good access with roads on two sides. All mineral rights pass to the buyer. Great building site.



Auction Conducted by:

**SENECA  
REALTY**

www.senecarealty.net

**Seller:**

**Alfred & Darlene**

**ROEDER 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 December 26, 2023. Possession upon closing. Buyer and seller will equally split Title Insurance Expense. Seller will be responsible for 2023 taxes. Buyer and seller will equally split closing costs of White Law Office and Title Abstract Company, 120 West 5th St., Holton, KS. Statements day of sale take precedence over printed material, Seneca Realty represents seller's interest.