

# Nemaha County Kansas Public Real Estate Auction

**Saturday August 5, 2023 at 10:30 am On Site**

**Address: 1786 E Road Baileyville, KS 66404**

**PROPERTY LOCATION: From Baileyville, KS – One Mile East to E Road, 2 Miles South.  
From Seneca, KS – Five Miles West to E Road, 2 Miles South.**

**LEGAL DESCRIPTION:** Section II,  
Township 3, Range 11. Beginning 400 Feet  
East and 551 Feet South of the NW Corner,  
NW 4 to the South 273 Feet, Wide 375 Feet  
Approximately 2.11 Acres.  
Property Taxes \$1,707.50.



**GENERAL DESCRIPTION:** Property  
includes a 70'x80' Shouse/Shop Building Built  
in 2017. Very efficient structure with 2 x 10 Ft  
Exterior Walls, 3/4 Inch Tong and Groove

Plywood Exterior walls and roof sheeting covered with Metal. 5 Air Conditioner Units.  
All underground utilities. Rural Water. 1000 Gallon Propane Tank.

**Shouse Living Area:** 2 floors. Downstairs area is 38 ft x 35 ft. Has an all concrete 12 inch  
cement wall and ceiling storm shelter with 2 Exits, 10 ft x 14 ft in size - used as a bedroom.  
Also a large kitchen and living room area. A large bathroom, utility room. Upstairs has 3 bedrooms,  
1 bath, large living room area, walk in shower. Also includes an area to put in an elevator to  
the upstairs.

**Shop Area:** 3783 Sq Feet of working area 39 ft x 68 ft. Electric roll up shop door 20 feet high  
by 25 feet wide. Also includes a 10 ft x 12 ft shop door. 3 infra-red heaters. 1 Inch air lines steel  
beams in place to install overhead crane. Bathroom. Shop area is fully air conditioned.

**Also includes a 50 ft x 70 ft Machinery Shed – all metal, partial cemented, wired with  
200 Amp Electrical Box.**

**Auctioneers Note:** The Shouse/Shop building is a very well built building that is very energy  
efficient. Tom put a lot of time and thought into the design of this structure, and it was his pride  
and joy.

**Open House: July 22, 2023 from 1:00 to 3:00 pm**

**Seller: Thomas “Bones” Koch Estate**

**Auction conducted by Seneca Realty [www.senecarealty.net](http://www.senecarealty.net)**

**Mike Kuckelman Broker: 785-294-1038; Dale Wilhelm Auctioneer/Sales: 785-294-8569**

**Terms:** 10% down auction day with balance due on or before September 5, 2023. Buyer and seller will equally split title insurance expense.  
Seller will be responsible for real estate taxes to closing date. Buyer and seller will equally split closing costs of William O’Keefe Attorney Law Office,  
314 Mail St Seneca, KS. Statement date of sale take precedence over printed material. Seneca Realty represents seller interest.