

Nemaha County, Kansas
Public Land Auction
January 13, 2024

Saturday, 10:30 a.m.

Corning Community Center • 6221 5th Street • Corning, Kansas

Auctioneer's Note: Good producing farm. Just recently converted to tillable land. Produces very good crop yields. Nice tract with easy access. Large fields, easy to farm.

Land Location — From Corning, Kansas, take 52nd Road 3 miles west to I Road. Take I Road 1 1/2 miles south to 40th Road. Turn west on 40th Road. Property is on north side of 40th Road between I Road and H Road.

315.79 Acres M/L

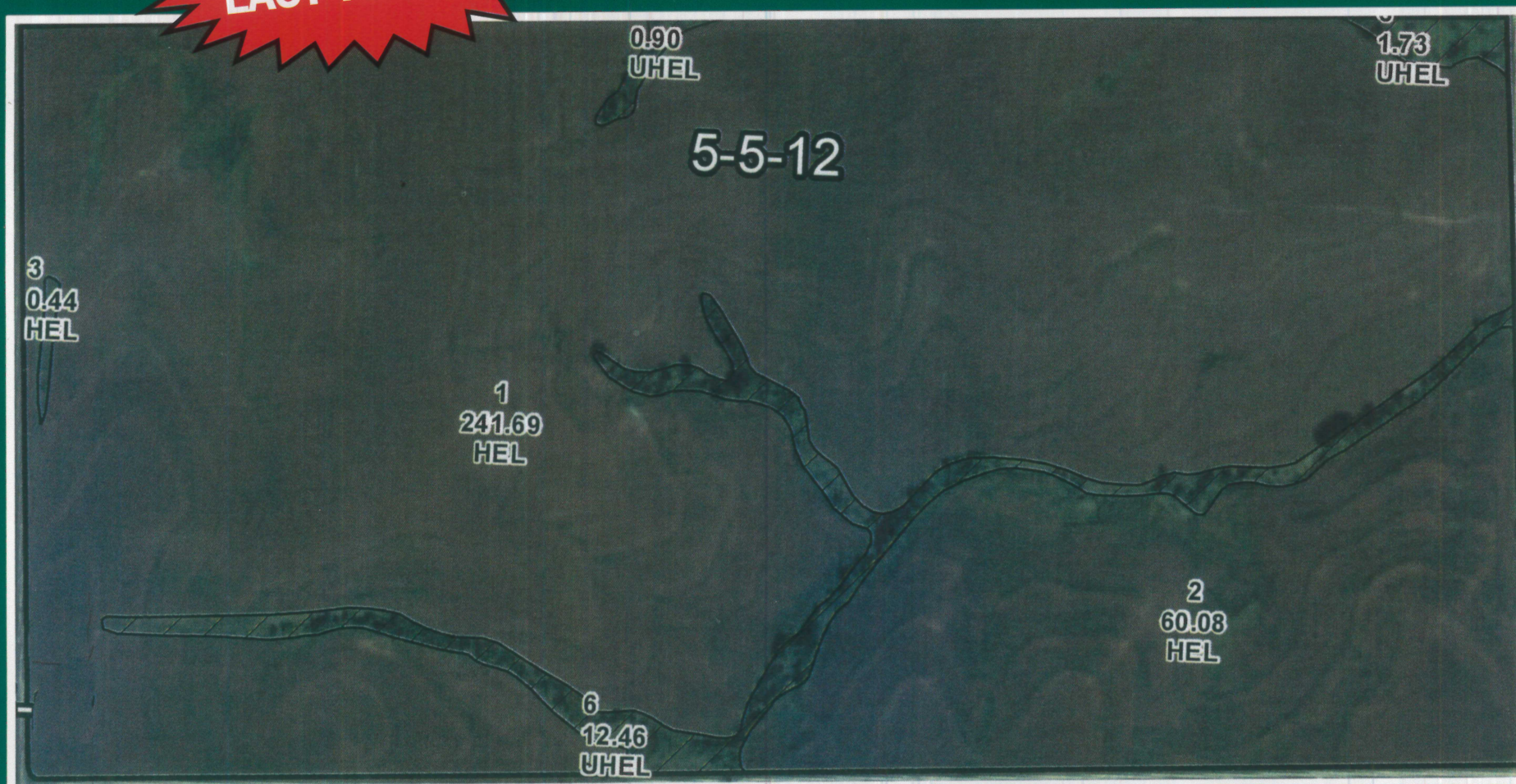
Legal Description: S1/2 Section 5-5-12 Red Vermillion Township, Nemaha County, Kansas

Taxes: \$6589.02

General Description: Property has approximately 301.77 Acres of tillable land. Balance - creek and waterways.

Very good access with roads on two sides. All mineral rights pass to the buyer.

LARGE FIELDS
EASY TO FARM



Seller:

Auction Conducted by:

**SENECA
REALTY**

www.senecarealty.net

**DARLENE NOLTE
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 February 13, 2024. 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.