

Nemaha County, Kansas Public Land Auction

February 26, 2022

Saturday, 10:00 a.m.

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

Auctioneer's Note:

These two tracts will be *sold separately and not combined*. The sellers have applied \$11,382 of fertilizer on all the tillable acres for the 2022 growing season. The fertilizer investment will go to the buyer at **no expense** to the new owners. The sellers have signed a transmission line easement agreement with Grain Belt Express LLC. The sellers will retain or keep any payments or future payments with this agreement. If Grain Belt proceeds with the installment of this transmission line, the buyers will receive all crop damage payments that are paid by

Grain Belt LLC. These farms have been very productive with 2021 corn crop average yield of 184 bushels per acre and 2021 soybean crop average yield of 58 bushels per acre. These farms have had lime and intense fertilizer application during the last several years. *Very good farms with easy access.*

DCP CROP DATA

	Base Acreage	PLC Yield
Corn	27.4	121
Soybeans	105.6	37
TOTAL BASE	133.0	

Tract 1 - 77.66 Acres M/L

Tract 2 - 77.07 Acres M/L



#1 Land Location

From Baileyville, KS, go two miles west on Highway 36 to B Road. Go south on B Road, property is located on southwest corner of the intersection of B Road and 144th Road.

Legal Description

N1/2 NE1/4 Sec 6 Township 3 - Range 11, Center Township, Nemaha County, KS Taxes - \$2033. Mineral Rights stay with farm.

General Description

Property is 77.66 Acres M/L with 70.82 tillable acres. Balance waterways. Property includes a nice open end Machine Shed with electricity. Farm lays very well. A very productive farm. Easy access.

#2 Land Location

From Baileyville, KS, go two miles west on Highway 36 to B Road. Go south one mile on B Road. Property is located on southeast corner of the intersection of B road and 144th Road.

Legal Description

N1/2 NW1/4 Sec 5 - Township 3, Range 11, Center Township, Nemaha County, KS Taxes - \$1865. Mineral Rights stay with farm.

General Description

Property is 77.07 Acres M/L with 67.27 Acres tillable which includes 33 Acres bottomland - balance, waterway and creek. This tract has many tile outlets. The bottomland has recently been tilled. A very productive farm that has produced good crops in the past. Easy access.

Auction Conducted by:

**SENECA
REALTY INC.**

www.senecarealty.net

Sellers: Elmer & Arlene

Melcher Family

Mike Kuckelman, Broker

785-294-1038

Dale Wilhelm
Auctioneer/Sales

785-294-8569

Terms: 10% down auction day with balance due on or before March 28, 2022. 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 Main St., Seneca KS. Statements day of sale take precedence over printed material. Seneca Realty represents seller interest.