

Nemaha County, Kansas Public Land Auction January 20, 2024

Saturday, 10:30 a.m.

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

Auctioneer's Note: Good location on county road. Easy access with roads on two sides. The farm lays well with high amount of tillable acres. Farm has total base acres for corn and soybeans. Good producing farm.



Land Location —

From Seneca, Kansas, go East one mile to Highway 63. Take Highway 63 South four miles to 120th Road. Take 120th Road East 1 3/4 miles. Property starts on South side of 120th Road.

76.82 Acres M/L

Legal Description: East 1/2 NE 1/4 of Section 19-3-13 Adams Township, Nemaha County, Kansas
Taxes - \$1732.54

General Description:

Property has approximately 70.12 Acres tillable land. Balance waterways. Very good access with roads on two sides. All mineral rights pass to the buyer.

DCP Crop Data

	Base Acreage	PLC Yield
Corn	35.30	117
Soybeans	<u>35.30</u>	35
Total	70.60	

Auction Conducted by:

**SENECA
REALTY**

www.senecarealty.net

Seller:

Raymond A.

DROGE LIVING 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 20, 2024. 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 Galloway, Weigers & Brinegar Law Office, 714 Main St., Seneca, KS. Statements day of sale take precedence over printed material, Seneca Realty represents seller's interest.

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.