

# Nemaha County, Kansas Public Land Auction March 2, 2024

Saturday, 10:00 a.m.

Nemaha County Community Center • 1500 Community Dr. • Seneca, Kansas

## Auctioneer's Note

Great location. Good combination of brome pasture and brome grass for haying. Will sell all 3 tracts separately and will not be combined to sell as 1 unit. Tracts could be converted to tillable acres if desired.

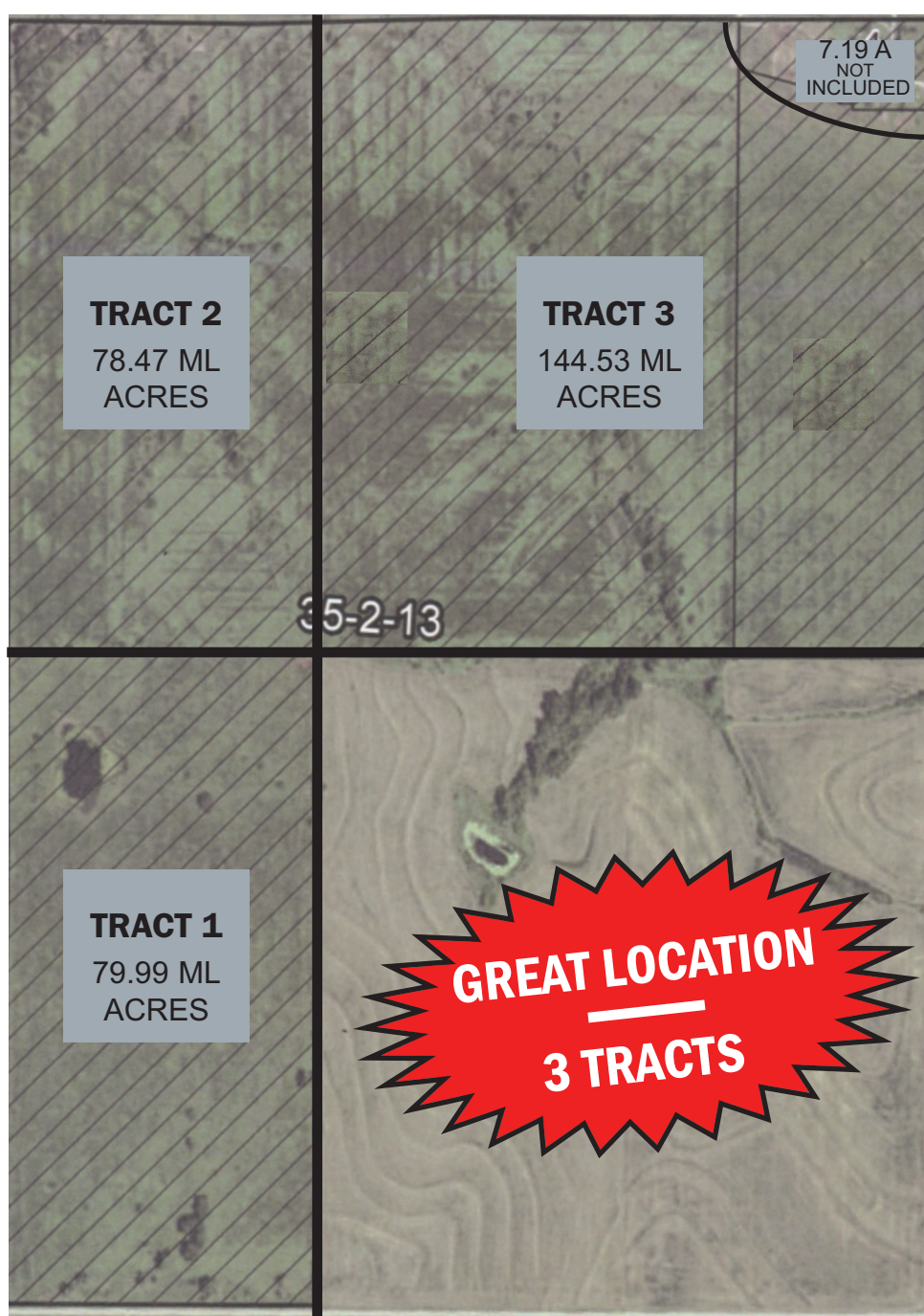
## TRACT #1 — 79.99 Acres M/L

Taxes (approx.) \$356.50

**Land Location** - From the east edge of Seneca, Kansas - take Highway 36 6 miles east to Q Road. Take Q Road one mile south to 144th Road, go east 1/4 mile on 144th Road. Property starts on north side of the road.

**Legal Description:** E 1/2 SW 1/4 Sec 35 - TWP 2 Range 13 Gilman Twp Nemaha County, Kansas

**General Description:** Property is a fenced, brome pasture with a nice pond for water source for livestock.



## TRACT #2 - 78.47 Acres M/L

Taxes (approx.) \$373.84

**Land Location** - From the east edge of Seneca, Kansas - take Hwy 36 6 1/4 miles east. Property starts on south side of Hwy 36.

**Legal Description:** E 1/2 NW 1/4 Sec 35 - TWP 2 Range 13 Gilman Twp, Nemaha County, Kansas

**General Description:** This tract is currently sowed down to brome grass and being hayed and includes a pond. Could be converted to a pasture or tillable acres.

## TRACT #3 - 144.53 Acres M/L

Taxes (approx.) \$785.52

**Land Location** - From the east edge of Seneca, Kansas - take Hwy 36 6 1/2 miles east. Property starts on south side of Hwy 36.

**Legal Description:** NE 1/4 Sec 35 - TWP 2 Range 13 Gilman Twp, Nemaha County, Kansas (Less Tract in NE corner - NE 1/4 Sec 35 - 2.13 - that includes residential home and livestock pens 7.19 acres)

**General Description:** Tract has been currently used as brome hay ground and approx. 40 acres used as pasture along east road. Could be converted to all tillable acres if desired.

Auction Conducted by:

**SENECA  
REALTY**  
www.senecarealty.net

Sellers:

**STEVEN BARRETT  
DAVID H. BARRETT**

Mike Kuckelman, Broker  
785-294-1038

Dale Wilhelm  
Auctioneer/Sales  
785-294-8569

Terms: 10% down auction day with balance due on April 2, 2024. Possession to be upon closing. Buyer and Seller 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.