

# Nemaha Co. & Pottawatomie Co., Kansas Public Land Auction

## January 29, 2022

Saturday, 10 a.m. Corning Community Bldg • Main Street • Corning, KS

**Auctioneer's Note:** These five tracts (898.76 acres total) will all be sold *seperately and not combined*. Ben took alot of pride in maintenance of these farms. Good farms with easy access.

### TRACT 1 • 310.74 Acres M/L

#### Land Location

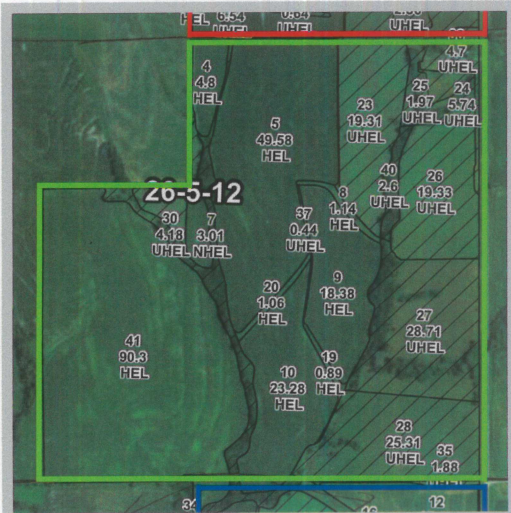
From Corning, Ks, take Hwy 63 4 1/4 miles south. Property starts on west side of Hwy 63.

#### Legal Description

S 1/2 NE 1/4 and E 1/2 SW 1/4 and SE 1/4 of Sec 26, Township 5, Range 12 Red Vermillion Twp, Nemaha County, Kansas, less R/W.

Taxes \$5374.03

Mineral Right stay with farm. Tract includes a modern home with several nice out buildings and a steel bin. Farm has 186 tillable acres, balance grass, waterways and creeks.



SEE REVERSE SIDE  
FOR ENLARGED MAPS  
AND CROP DATA

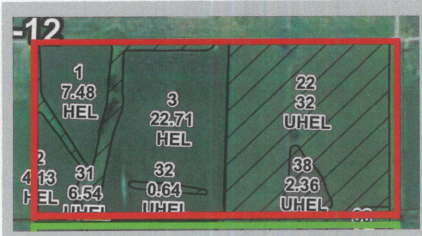
### TRACT 2 • 77.33 Acres M/L

#### Land Location

From Corning, Kansas, take Hwy 63 4 miles south, property starts on west side of Hwy 63.

#### Legal Description

N 1/2 NE 1/4 Sec 26, Township 5, Range 12 Red Vermillion Twp, Nemaha County, Kansas, less R/W Taxes \$1082.94 Mineral rights stay with farm. Tract includes 34.32 tillable acres. Balance grass, waterways, a very nice pond. Very easy access.



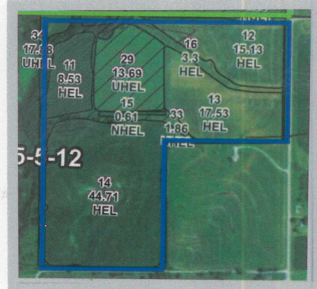
### TRACT 3 • 116.3 Acres M/L

#### Land Location

From Corning, Ks, take Hwy 63 south 5 miles. Property starts on west side of Hwy 63.

#### Legal Description

W 1/2 and NE 1/4 of NE 1/4 of Sec 35, Township 5 Range 12, Red Vermillion Twp, Nemaha County, Kansas less R/W Taxes \$2344.02 Mineral Rights stay with farm. Tract includes 85.9 tillable acres, with balance in grass, waterways and creek. Easy access.



### TRACT 4 • 236.25 Acres M/L

#### Land Location

From Corning, Ks, take Hwy 63 south 6 miles, then go east on 1st Road 1 1/4 miles. Property starts on north side of 1st Road.

#### Legal Description

E 1/2 SW 1/4 and SE 1/4 of Sec 31 Township 5, Range 13, Reilly Township, Nemaha County, Kansas less R/W. Taxes \$4985.00 Mineral Rights stay with farm. Tract includes 199.48 tillable acres, balance waterways and small creeks. Good access.



### TRACT 5 • 158.14 Acres M/L

#### Pottawatomie Co.

#### Land Location

From Havensville, Ks, go to south side of town and take Cow Creek Road 1.2 miles east. Property starts on north side of Cow Creek Road.

#### Legal Description

SW 1/4, Section 23 township 6 Range 12 Grant Township, Pottawatomie Co., Ks., less R/W. Taxes \$420.38 Mineral Rights stay with farm. A very clean, native grass. Pasture with good fences. Easy access.



Auction Conducted by:

**SENECA  
REALTY INC.**

www.senecarealty.net

Seller:

**BENEDICT HEIDEMAN  
ESTATE**

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 1, 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.

Printed By: G&R Printing, Inc. • 306 North St. • Seneca, KS • 785-336-2227



Public Land Auction - BENEDICT HEIDEMAN ESTATE - january 29, 2022

TRACT 2

77.33 Acres M/L

DCP CROP DATA

	Base Acreage	PLC Yield
Wheat	4.21	45
Corn	73.58	102
Soybeans	66.27	42
TOTAL BASE	144.06	

NOTE

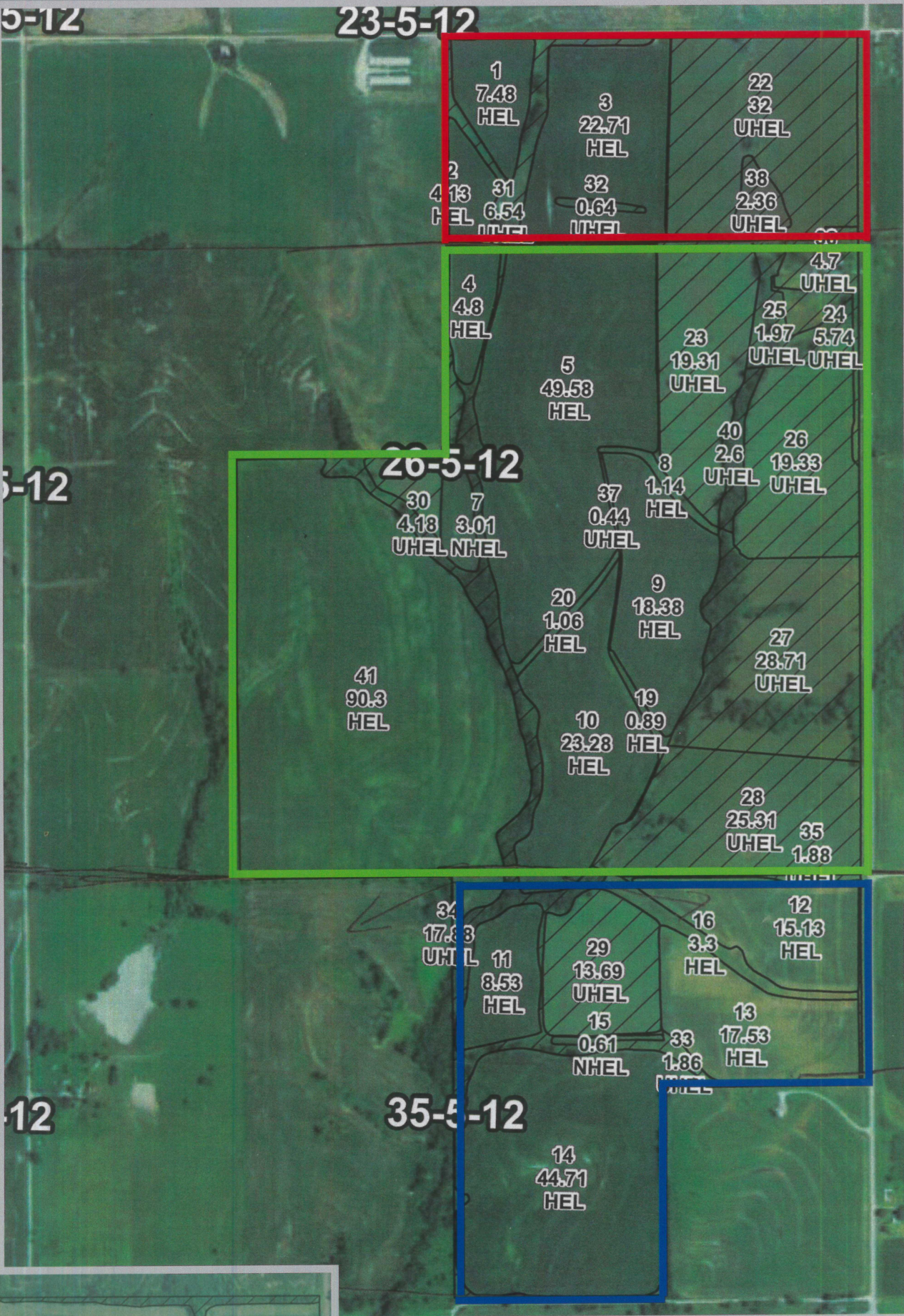
These base acreage numbers will be divided according to tillable acres on each tract.

TRACT 1

310.74 Acres M/L

TRACT 3

116.3 Acres M/L



TRACT 4

236.25 Acres M/L

DCP CROP DATA

	Base Acreage	PLC Yield
Wheat	2.42	45
Corn	42.42	102
Soybeans	38.2	42
TOTAL BASE	83.04	



TRACT 5

158.14 Acres M/L

Pottawatomie County, KS

Auction conducted by:

Seneca Realty, Inc.