

Nemaha County, Kansas Public Land Auction October 26, 2024

Saturday, 10:00 a.m.

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

Auctioneer's Note: All three farms have been well maintained. All farms have high tillable acres. Good producing farms. The growing 2024 crops will be retained by present tenant.

Tract 1 Location — From Seneca, KS, take Hwy 36 one mile east to Hwy 63. Take Hwy 63 south 4 miles to 120th Road. Take 120th Road east 2 1/2 miles to N Road. Take N Road one mile south to 112th Road. Take 112th Road west one-half mile. Property starts on south side of 112th Road.

Tract 2 Location — From Centralia, KS, take Hwy 9 east 3 miles to J Road. Take J road south 1 mile. Property starts on the southwest corner of 80th & J Road.

Tract 3 Location — From Centralia, KS, take Hwy 9 east 3 miles to J road. Take J Road south one mile. Property starts on the southeast corner of 80th & J Road.

Tract 1 - 157.85 Acres M/L

Legal Description: Sec.30- Twp 3 - Range 13 W 1/2- NE 1/4 & E 1/-NW 1/4 less R/W. Adams Township, Nemaha Co. KS

General Description: Farm has 142.56 tillable acres. Farm is terraced and has been well maintained. Mineral Rights stay with farm. Taxes \$3690.14

Tract 2 - 149.04 Acres M/L

Legal Description: NE 1/4 Sec 16-Twp 4- Range 12 Illinois Township, Nemaha Co. KS, Less 5.14 acre tract that includes residential home and outbuildings.

General Description: Farm has 135.22 tillable acres. Farm is terraced and has been well maintained. Mineral Rights pass to the buyer. Taxes \$3916.62

Tract 3 - 155.91 Acres M/L

Legal Description: NW 1/4 Sec 15 - Twp 4 - Range 12. Illinois Township, Nemaha Co. KS

General Description: Farm has 138.86 tillable acres, balance creek and waterways. Farm is terraced and has been well maintained. Mineral Rights pass to the buyer. Taxes \$4,112.86

TRACT 1 DCP CROP DATA

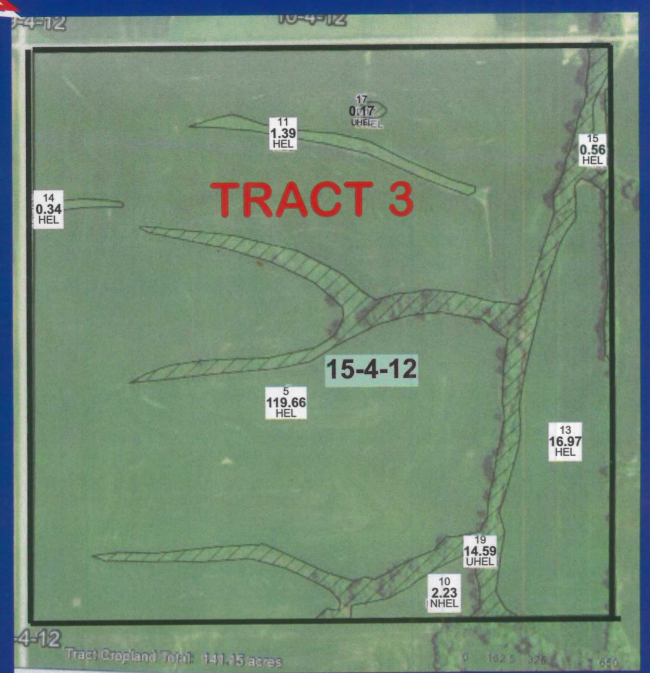
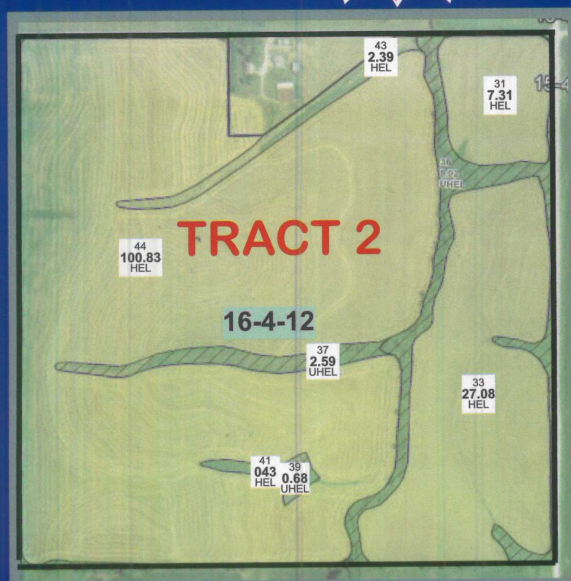
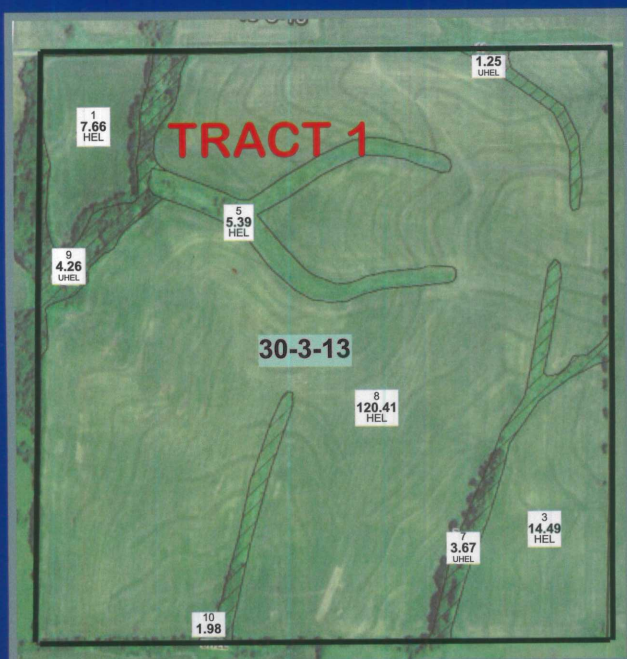
	Base Acreage	PLC Yield
Corn	46.83	117
Soybeans	80.33	35
Wheat	1.96	53

TRACT 2 DCP CROP DATA

	Base Acreage	PLC Yield
Corn	43.84	117
Soybeans	75.20	35
Wheat	2.16	33

TRACT 2 DCP CROP DATA

	Base Acreage	PLC Yield
Corn	43.84	117
Soybeans	75.20	35
Wheat	2.16	33



Auction Conducted by:

**SENECA
REALTY INC.**

www.senecarealty.net

Seller: Richard & Mary Ann

VONDEMKAAMP FAMILY

**Mike Kuckelman, Broker
785-294-1038**

**Dale Wilhelm
Auctioneer/Sales
785-294-8569**

Terms: 10% down auction day with balance due November 27, 2024. Possession upon closing. Buyer and seller will equally split Title Insurance expense. Seller will be responsible for taxes to closing date. Buyer and seller will equally split closing costs of Nemaha County Abstract Co., 507 Main St, Seneca, KS. Seller will be responsible for taxes to closing date. Statements day of sale take precedence over printed material, Seneca Realty represents seller's interest.