

# Nemaha County, Kansas Public Land Auction November 9, 2024

Saturday, 10:00 a.m.

Centralia Community Center • 106 Riggins Ave. • Centralia, Kansas

**Auctioneer's Note:** GOOD FARM. Great location, easy access. Farm has had consistent yields.

**Land Location** — From the east edge of Centralia, KS, take Highway 9 one mile east to H Road. Go south on H Road 1 1/2 miles. Property starts at the half mile line on east side of H Road.

**154.88 Acres M/L**

**Legal Description:** SW1/4 Section 17-4-12 Illinois Township

**General Description:** Farm has 137.85 Tillable Acres.

Farm is terraced and has been well maintained. Mineral rights pass to the buyer.

Taxes - \$3762.00



**GREAT  
FARM &  
LOCATION**

CROP DATA		
	Base Acreage	PLC Yield
Corn	17.10	116
Soybeans	29.90	38

Auction Conducted by:  
**SENECA  
REALTY INC.**  
www.senecarealty.net

**Seller: 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 December 9, 2024. Possession upon closing. Buyer and seller will equally split closing costs of White Law Office and Title Abstract Company, 120 West 5th St., Holton, KS. Seller will be responsible 2024 taxes. Statements day of sale take precedence over printed material. Seneca Realty represents seller's interest.