

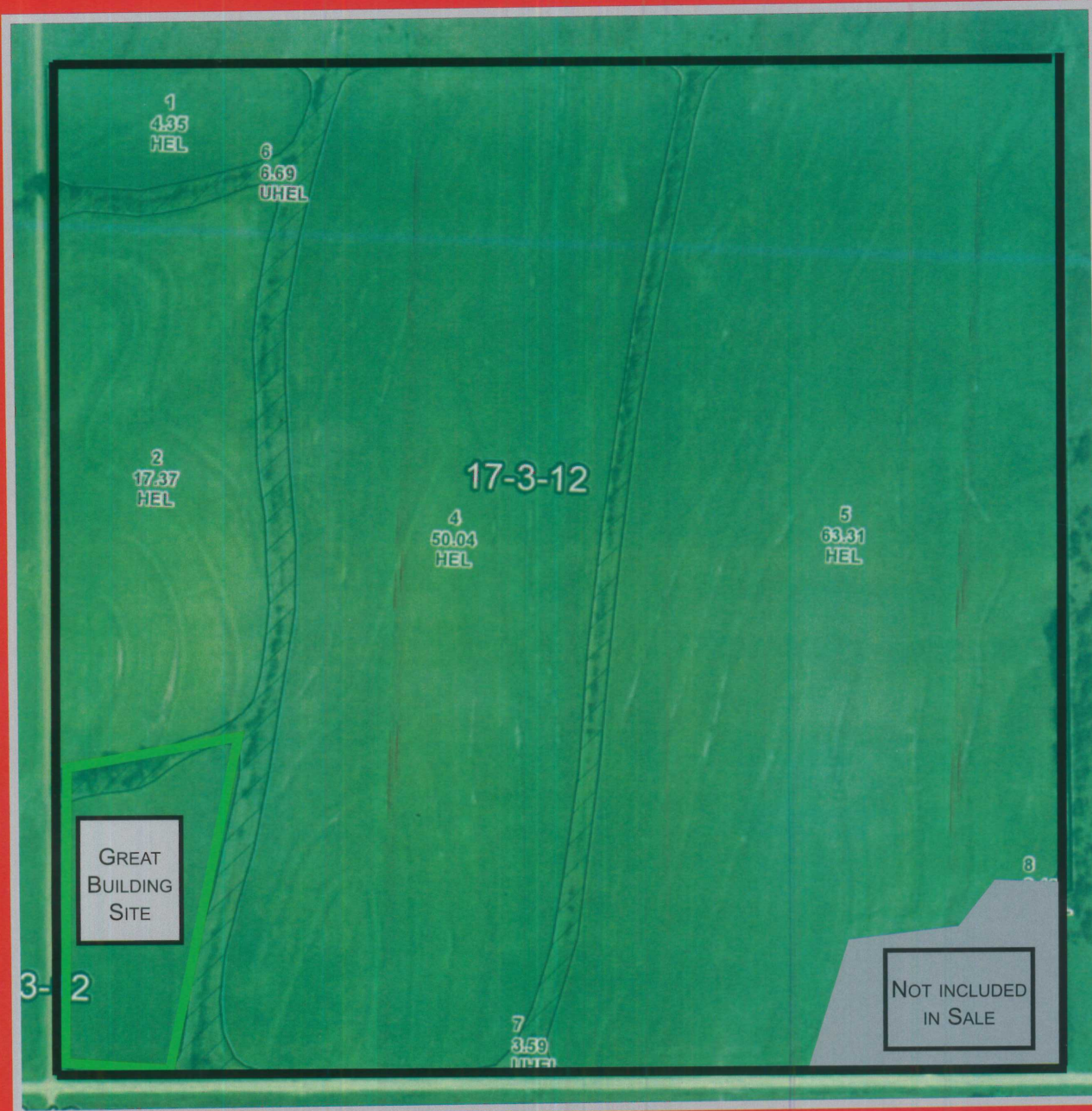
Nemaha County, Kansas Public Land Auction

November 11, 2023

Saturday, 10:00 a.m.

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

Auctioneer's Note: Good location on asphalt road. There is development potential as possible homesites. Five acre tract in southeast corner with residential home and buildings NOT included. Current tenant retains 100% ownership of 2023 growing soybean crop. Very good farm with history of producing good yields.



151 Acres M/L

Land Location
From the west edge of Seneca, KS, go 3 miles west to State Highway 187. Go 4 miles south on Highway 187 to 120th Road. Go east on 120th for one mile. Property begins on northeast corner of 120th Road and H Road.

Legal Description
SW 1/4 Section 17-3-12
Mitchell Twp, Nemaha County, KS Less a tract in SE 1/4 SW 1/4 17-3-12.
Taxes \$3,369.72

General Description
Property has approximately 140.40 acres of tillable land. Balance small creek and waterways. Very good access with roads on two sides. All Mineral Rights pass to the buyer.

DCP CROP DATA		
	Base Acreage	PLC Yield
Corn	54.25	98
Soybeans	54.25	37
TOTAL	108.50	

<p>Auction Conducted by:</p> <p>SENECA REALTY INC.</p> <p>www.senecarealty.net</p>	<p>Seller:</p> <p>Alfred & Darlene ROEDER TRUST</p>	<p>Mike Kuckelman, Broker 785-294-1038</p> <p>Dale Wilhelm Auctioneer/Sales 785-294-8569</p>
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Terms: 10% down auction day with balance due on or before December 12, 2023. 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 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 interest.