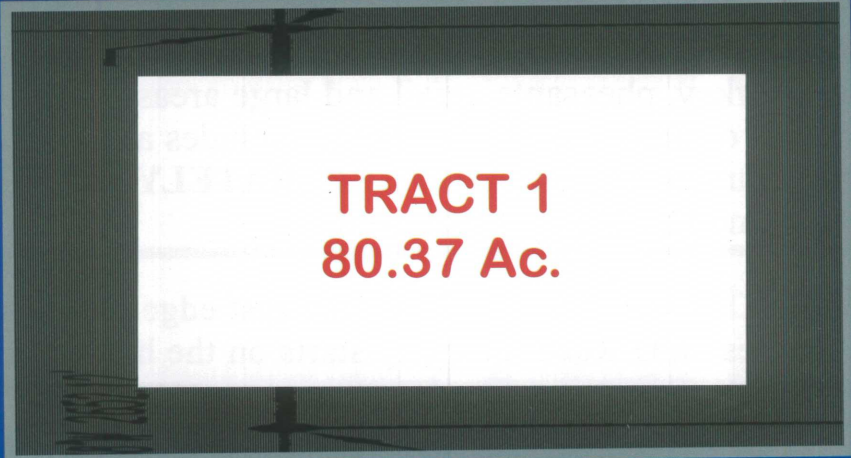
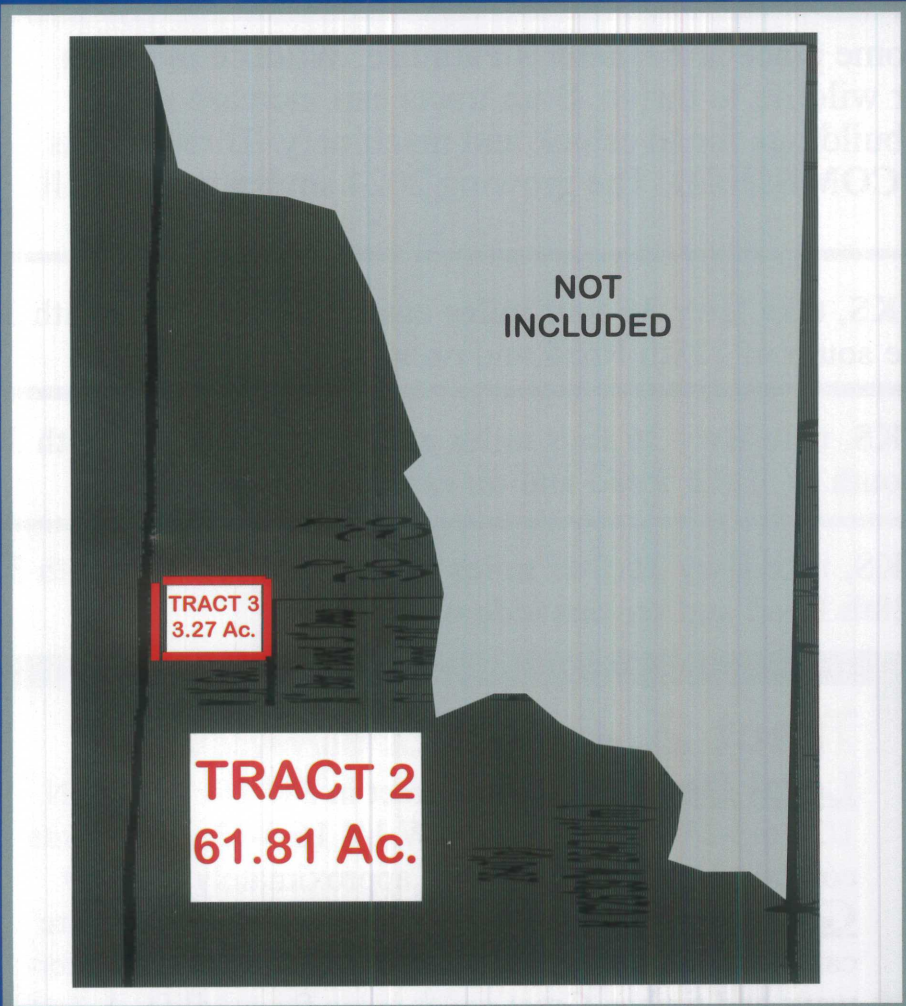


Nemaha County, Kansas Public Land Auction September 21, 2024

Saturday, 10:00 a.m.

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



**RESIDENTIAL
HOME &
OUTBUILDINGS**



Above: Modern residential home with central air conditioning and heat, well maintained exterior with some updated windows, newer roof. Property includes several nice outbuildings for livestock, farm machinery or hay storage. A beautiful setting with many shade trees and great view of wildlife and timber. NOTE: To view home contact Mike Kuckelman 785-254-1038.



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

Seller: **Quentin and Arlene
ENGELKEN FAMILY**

Mike Kuckelman, Broker
785-294-1038
Dale Wilhelm
Auctioneer/Sales
785-294-8569

Terms: 10% down auction day with balance due October 21, 2024. Possession upon closing. Buyer and seller will equally split closing costs of Nemaha County Abstract Co., 507 Main St, Seneca, KS. Seller will be pro-rated to closing date. Statements day of sale take precedence over printed material, Seneca Realty represents seller's interest.

Nemaha County, Kansas Public Land Auction September 21, 2024

MORE
INFORMATION
ON BACK

Saturday, 10:00 a.m.

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Auctioneer's Note: Good location on county road. Home place is a Hunter's Paradise. Wildlife includes deer, turkey, pheasants, quail and large areas of trees for wildlife to thrive. Both tracts can increase tillage acres if desired. Residential home includes alot of nice buildings for livestock and machinery. Three tracts and all tracts will be **SOLD SEPERATELY** and **NOT COMBINED**. The growing 2024 soybean crop will be retained by the present tenant.

Tract 1 Location — From the east edge of Seneca, KS, take Hwy 36 four miles east to O Road. go south 3 1/2 miles on O Road. Property starts on the half-mile line south of 128th Road and on west side of O Road.

Tract 2 Location — From the east edge of Seneca, KS, take Hwy 36 four miles east to O Road. go south 3 1/2 miles on O Road. Property starts three-quarter mile south of 128th Road and on east side of O Road.

Tract 3 Location — From the east edge of Seneca, KS, take Hwy 36 four miles east to O Road. go south 3 1/2 miles on O Road. Property starts 1/2 mile south of 128th Road and on east side of O Road.

Tract 1 - 80.37 Surveyed Acres

Legal Description: N 1/2 SE 1/4 Section 17 Township 3, Range 13 of Adams Township, Nemaha County, KS. Taxes \$891.81

General Description: Property has 56.26 tillable acres. More acres can be added with conversation work. Lays well. Mineral Rights stay with farm.

Tract 2 - 61.81 Surveyed Acres

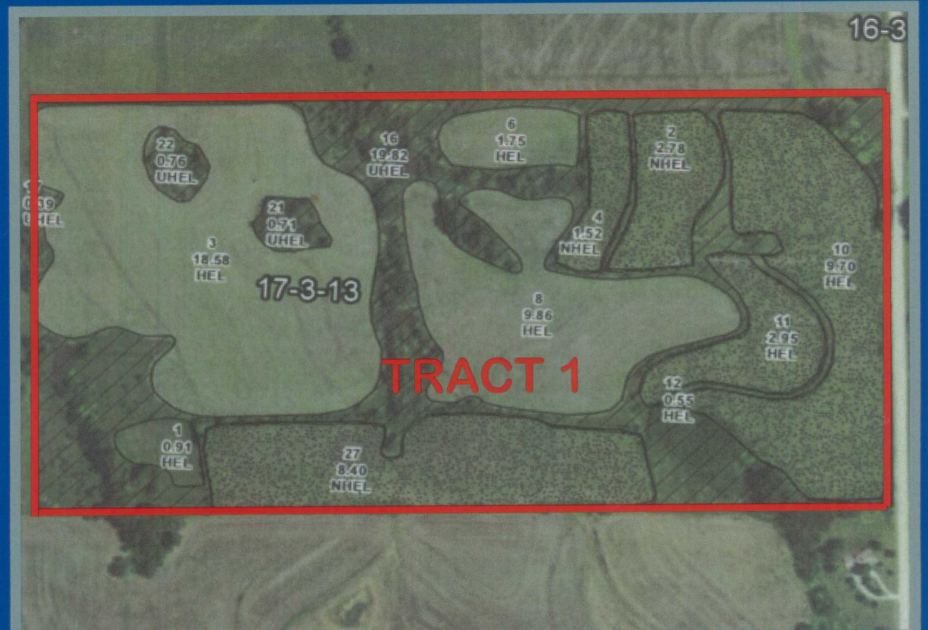
Legal Description: A tract in SW 1/4 SW 1/4 N 1/2 16-3-13. A tract N 1/2 SW 1/4 16-3-13, Both tracts combined 61.81 acres. Taxes approximately \$583.49

General Description: 17.79 tillable acres, more can be added if desired. Balance includes creek, waterways and timber. Great cover areas for wildlife. A hunter's paradise. Mineral Rights stay with farm.

Tract 3 - 3.27 Surveyed Acres

Legal Description: A tract in north half southwest quarter of Sec 16-3-16. Nemaha County, KS. Taxes \$824.48

General Description: Modern residential home with central air conditioning and heat, well maintained exterior with some updated windows, newer roof. Property includes several nice outbuildings for livestock, farm machinery or hay storage. A beautiful setting with many shade trees and great view of wildlife and timber. NOTE: To view home contact Mike Kuckelman 785-254-1038.



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