

# NEMAHA COUNTY LAND AUCTION

**Saturday - March 30th - 10:00 A.M.**  
**Nemaha County Community Bldg - Seneca, KS**

## **157.3+/- Acres** **Nemaha County Land**

### **Tract 1:**

**S18, T02, R13, ACRES 157.3, SE4 LESS 4.2 +/- acres offered as Tract 2 and LESS R/W**

### **Property Features:**

- **153 +/- Acres with 91.68 +/- Cropland Acres**
- **Pasture area with 2 Ponds and a stream providing water for livestock and wildlife**
- **Excellent Wildlife Tract with hardwoods and cedars providing cover and bedding areas**

### **Tract 2:**

**S18, T02, R13, ACRES 4.2 +/-, Located in the SE4 along N Road, LESS R/W**

### **Property Features:**

- **Located just 5 Miles from Seneca on Good Roads**
- **Perfect spot to build your DREAM HOME**
- **Rural Water & Electric Already on Property**
- **Outbuildings offering storage for boats, UTV's, and all your Big Boy toys**

**TRACTS 1&2 OFFERED SEPARATELY AND TOGETHER AND SOLD TO THE HIGHEST BIDDER(S). IF SOLD SEPARATELY BUYERS SPLIT COST OF SURVEY**

### **Property Location:**

**From Seneca travel 3 miles east on US Highway 36 to N Road. From US Highway 36 and N Road intersection travel north 2 miles and property is located on the west side of N Road. WATCH FOR SIGNS!**

**VISIT WEBSITE FOR COMPLETE DETAILS**



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**Terms & Possession:** 10% down day of sale, balance due at closing on or before 5/9/2024. Possession at closing. Seller to pay 2023 and prior years property taxes. Buyer pays 2024 property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations ONLY and not guaranteed to be actual property lines.



**SELLER**

**Francis B. Schraad Trust**



**Jeff Dankenbring, Listing Broker - 785.562.8386**  
**Mark Uhlik, Broker & Auctioneer**

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