

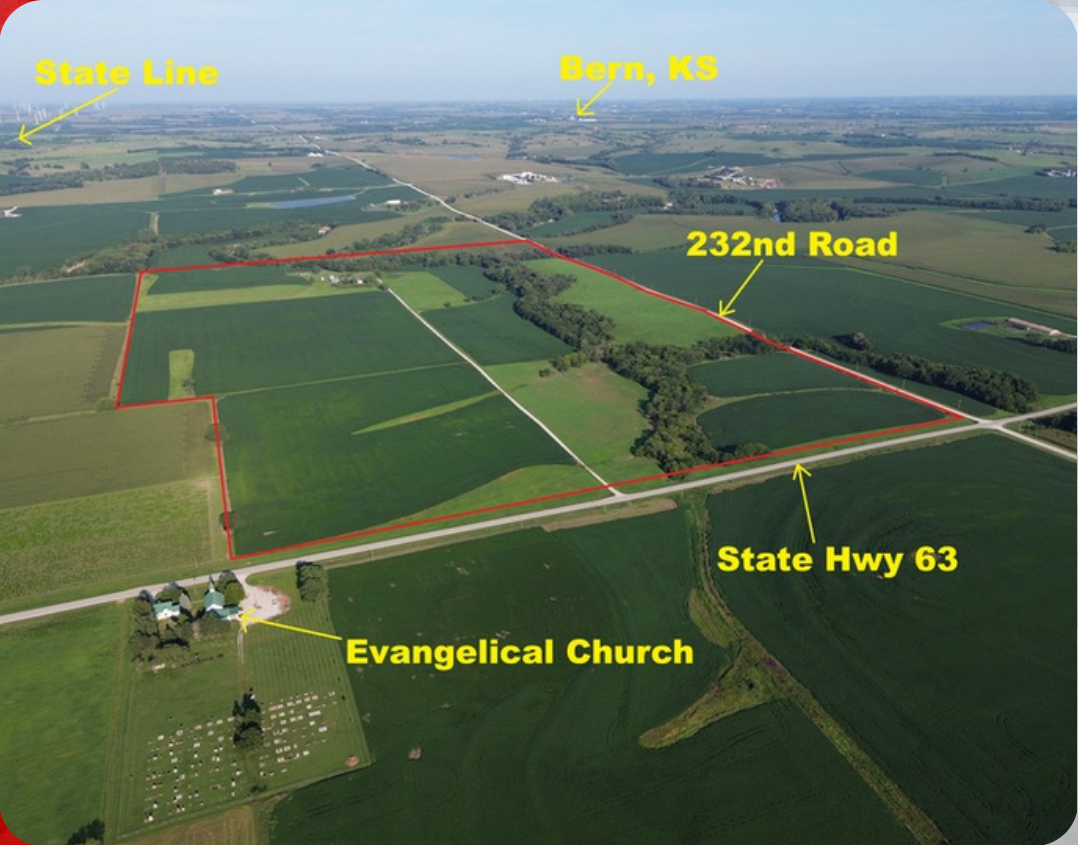


# LAND AUCTION

**THURSDAY,  
OCTOBER 29TH @ 10:00 AM**

**Woolsoncroft Events Center  
Seneca, KS 66538**

**ONLINE BIDDING OPENS  
OCTOBER 15TH!**



**226 +/- ACRES  
NEMAHA CO. KS**

**FSA DETAILS:**

- 223.84 FARMLAND ACRES
- 181.51 DCP CROPLAND ACRES
- 131.5 BASE ACRES (WHEAT 32.88, SOYBEANS 68.06, CORN 30.56)

**PROPERTY FEATURES:**

- LOCATED IN NORTHERN NEMAHA COUNTY, ½ MILE SOUTH OF THE NEBRASKA STATE LINE
- CURRENTLY IN CORN AND SOYBEANS PRODUCTION WITH 87% CLASS II SOILS
- PRODUCTIVE CROPLAND, QUALITY IMPROVEMENTS, AND LONG-TERM INVESTMENT POTENTIAL
- PRIVATE COUNTRY SETTING FEATURING A 1980 RANCH-STYLE HOME
- LARGE MACHINE SHED WITH HEATED SHOP

**LEGAL DESCRIPTION:**

S02, T01, R12, ACRES 144.76, SW4 LESS N 1/8-S2-SW4 LESS R/W & S02, T01, R12, ACRES 81.51, W2-SE4 LESS R/W

**PROPERTY LOCATION:**

FROM US HWY 36 & KS-63 INTERSECTION IN SENECA (MCDONALD'S CORNER) TRAVEL NORTH ON KS-63 FOR 10 MILES TO 232ND ROAD. PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF KS-63 & 232ND ROAD INTERSECTION. WATCH FOR SIGNS!



**Terms & Possession Highlights:**

- 10% down day of the sale
- Possession at closing subject to existing written leases.
- Closing Cost Split 50/50 between buyer and seller

SEE WEBSITE FOR COMPLETE DETAILS!

Midwest Land & Home is acting as the Seller's Agent



**Sellers -  
Meier Family**



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