

Nemaha County Farm Land Auction

160 ACRES M/L • TUESDAY, NOV. 27, 11:00 A.M.

Auction Location: Valentino's, 604 N. 11th St., Seneca, KS 66538

Land Location: US 36 Hwy to D road (Baileyville exit); 8 miles N. on blacktop to 216th street; 1 mile W. on gravel to C road; 2 miles N. on C road to 232nd street (last mile is dirt road). Property is on NE corner of 232nd & C.

Legal: Southwest Quarter of Section 4, Township 1, Range 11, Nemaha County, Kansas.

General Land Description: The land consists of 160 acres m/l, featuring 122.8 acres of tillable cropland, 17.4 acres of CRP with a yearly income of \$1,200.00 and the balance of 19.8 acres is waste and timber. There is also walk-in hunting through 2007 with a yearly income of \$350.00.

Taxes: All 2007 taxes will be paid by the seller. 2006 taxes were \$823.56.

Possession: The buyer will receive possession on or before March 1st, 2008 and subject to the rights of the tenant to complete the harvesting of crops.

Land Inspection: Potential buyers may inspect the land at any time.

Terms of Sale: 10% to be paid on the day of auction with signing of the sales agreement. 40% to be paid on or before December 27th, 2007 and the remaining 50% to be paid in 2008, no later than January 4th, 2008. These payments are to be made to Richard J. Massieon, Attorney at Law, 419 Main Street, Seneca, KS 66538 who will be the escrow agent handling the final closing.

Information presented came from reliable sources and is deemed accurate, however, no guarantee is made. Statements made sale day take precedence over printed material.

Owner – Verita M. Schmitz, Baileyville, KS



**SUNFLOWER
AUCTION**

For more information contact
Gregg Pfister, Auctioneer/Agent
www.sunflowerauction.com
913-526-8622



Broker: Schulman & Associates, LLC,
agents for the seller.
www.schulmanauction.com
816-455-5520

FOR THE COMPLETE LISTING PLEASE VISIT WWW.SUNFLOWERAUCTION.COM



232nd St.
& C Rd.



United States Department of Agriculture
Farm Service Agency

4-1-11

Nemaha County, KS

1:8,749



June 15, 2007