

LAND MARK

Management & Realty, Inc.



106.38 ± Acres Colfax Co. Farm

ONLINE LAND AUCTION

Starting Oct 10, Ending Oct 17, 2023, at 11:00 am CDT

TRACT 1: 106.38 ± Acre Farm

LEGAL: Part N½ NE¼ & SW¼ NE¼ Section 15, Township 18, North, Range 4, East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a gently rolling productive dryland farm.

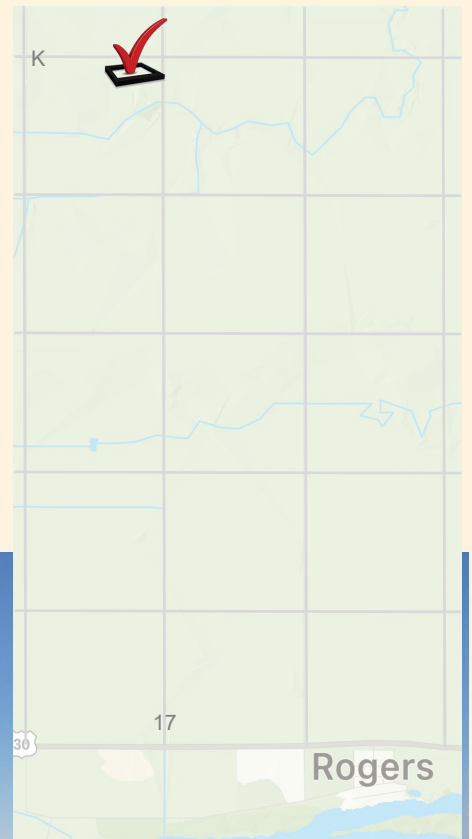
LAND: 106.38 ± acres (assessor records)

FSA Data: 101.13 Crop acres 48.35 Corn Acres, 123 PLC yield
48.85 Soybean Acres, 49 PLC yield

TAXES: 2022 taxes = \$ 7,626.60

POSSESSION: Full possession March 1, 2024,

LOCATION: North East of Schuyler (K & Co Rd 17)



TERMS:

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before November 21, 2023.
- Full possession March 1, 2024.
- Warranty Deed to be furnished by Seller.
- The Seller to pay the 2023 taxes and all previous years.
- Title Insurance with the cost of the owner's policy to be shared equally between Buyer and Seller.
- All Farm Service Agency (FSA) data is believed to be reliable. The seller does not warranty any final base determinations.
- The sale is not subject to the Buyer's ability to obtain financing.
- The Seller will not be providing a survey of the property.
- The Buyer to sign a Purchase Agreement at the conclusion of the auction.
- To Bid, you must complete a Buyer Registration Approval Form and down load our bidding app.
- Any tie bid made matching a previous max bid, the tie bid will go to the max bid placed.

ACKNOWLEDGEMENT OF DISCLOSURE: It is understood that the Broker and all of his licensees are Limited Sellers Agents, and are representing the Seller as a Client and all Buyers as a Customers.

ANNOUNCEMENTS MADE DAY OF AUCTION WILL HAVE PRECEDENCE OVER PRINTED MATERIAL AND WILL BE CONTROLLING.

LAND MARK
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Cerny Family - Owners

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