

# ONLINE ONLY AUCTION

## 10 ± Acres Colfax Co. Farm

Starting Sept. 1, Ending Sept. 23, 2020 at 1:30 pm

### **TRACT 4:** 10 ± Acres Farmland

**LEGAL:** Pt. E½ NE¼ NW¼ North of Shell Creek in Section 34, Township 18, North, Range 3, East of the 6th P.M. Colfax Co, NE

**PROPERTY:** This is a level productive farm.

**LAND:** 10 ± acres 7.14 Crop, 2.38 Waste, 0.48 Road (assessor records)

**FSA Data:** 11.4 Crop acres      Corn 7.63 Acres 130 Bushel PLC yield  
Soybeans 2.03 Acres 38 Bushel PLC yield  
Wheat 0.85 Acres 33 Bushel PLC yield  
Grain Sorghum 0.37 Acres 82 Bushel PLC yield

**LPN NRD:** 7.14 Irrigated Acres

**TAXES:** 2019 taxes = \$ 645.94

**POSSESSION:** Full possession March 1, 2021,

**LOCATION:** Two miles north and 1/2 west of Schuyler  
(Co Rd H, South Side)

**IRRIGATION:** G-017701  
Depth 70ft - Diameter 6 in - 700gpm  
The well has not been pumped in the last 2 years



### **TERMS:**

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before November 4, 2020.
- The property to be sold subject to the remainder of the 2020 Crop lease.
- Full possession March 1, 2021.
- Warranty Deed to be furnished by Seller.
- The Seller to pay the 2020 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 download our bidding app.

**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 Customers.

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

**Claire Ehernberger Estate - Owner**

**LAND MARK** 

Management & Realty, Inc.

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