

ONLINE ONLY AUCTION

160 ± Acres Colfax Co. Farm

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

TRACT 1: 160 ± Acres Farmland

LEGAL: W½ SE¼ & E ½ SW¼ Section 26, Township 18, North, Range 4, East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a level productive farm.

LAND: 160 ± acres 151.29 Crop, 6.71 Waste, 2.0 Road (assessor records)

FSA Data: 152.8 Crop acres Corn 108.9 Acres 159 Bushel PLC yield
Soybeans 36.4 Acres 52 Bushel PLC yield

LPN NRD: 141.58 Irrigated Acres

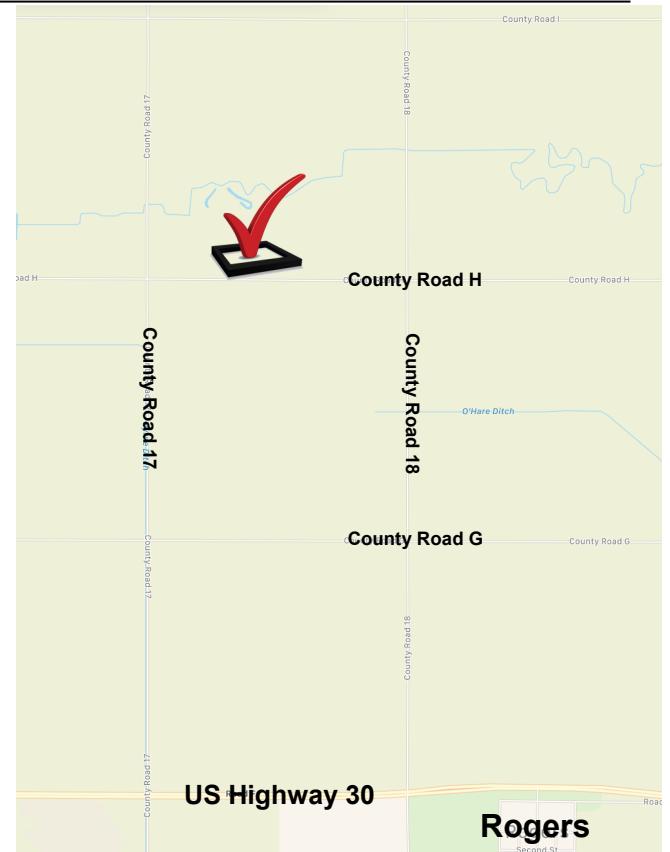
TAXES: 2019 taxes = \$ 13,221.56

POSSESSION: Full possession March 1, 2021,

LOCATION: Two miles north and one west of Rogers

(Co Rd H, Between 17 & 18, North Side)

IRRIGATION: Well G-056824
Depth 131ft - Diameter 6 in - 600gpm
Valley Pivot
(The tenant owns the pump, gear head, panel & pivot bridges)



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.

LAND MARK 

Management & Realty, Inc.

Claire Ehernberger Estate - Owner

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