

ONLINE ONLY AUCTION

280 ± Acres Colfax Co. Farm

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

TRACT 3: 280 ± Acres Farmland/Pasture/Farm site

LEGAL: E ½ except NW¼ NE¼ Section 27, Township 18, North, Range 3, East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a productive farm that also offers some pasture, farm site, and a great view.

LAND: 280 ± acres 219.06 Crop, 49.72 grass, 7.16 Farm place 3.09 Road (assessor records)

FSA Data: 239.5 Crop acres Corn 157.87 Acres 130 Bushel PLC yield
Soybeans 41.87 Acres 38 Bushel PLC yield
Wheat 17.55 Acres 33 Bushel yield
Grain Sorghum 7.73 Acres 82 Bushel yield

NRD: 126.31 Irrigated acres

TAXES: 2019 taxes = \$ 21,494.78

POSSESSION: Full possession March 1, 2021,

LOCATION: Two miles north of Schuyler (West side Highway 15)

IRRIGATION:

Well #1 G-017700 Depth 80ft - Diameter 6 in - 600gpm
2019 25 HP BMR Motor

Well #2 G-024925 Depth 73ft - Diameter 6 in - 800gpm
2019 25 HP BMR Motor

Well #3 G-026807 Depth 167ft - Diameter 6 in - 700gpm



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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