ONLINE ONLY AUCTION

80 ± Acres Colfax Co. Farm

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

TRACT 2: 80 ± Acres Farmland

LEGAL: N ½ NW¼ Section 26, Township 18, North, Range 4,East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a level productive farm.

LAND: 80 ± acres 77.02 Crop, 2.98 Road (assessor records)

FSA Data: 77.36 Crop acres   Corn 56.7 Acres 159 Bushel PLC yield
Soybeans 20.1 Acres 52 Bushel PLC yield
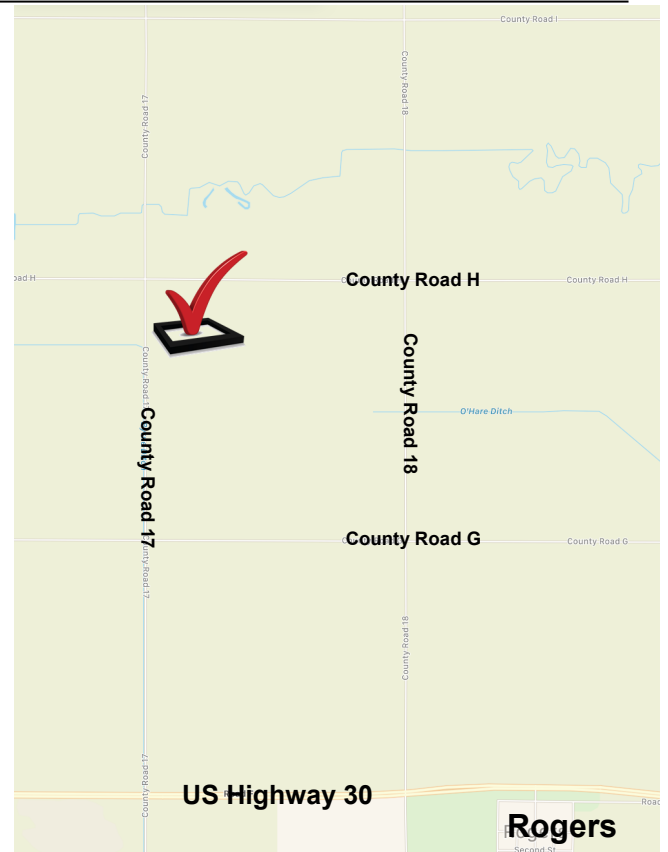
LPN NRD: 77.02 Irrigated Acres

TAXES: 2019 taxes = $ 6.759.00

POSSESSION: Full possession March 1, 2021,

LOCATION: Two miles north and one west of Rogers

(Co Rd H & 17)

IRRIGATION: Well G-176904
Depth 65ft   -   Diameter 8 in   -   750gpm
T&L Pivot
(The tenant owns the pump, gear head & panel)

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.

Agent: Chris Langemeier

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