

LAND MARK

Management & Realty, Inc.



40 ± Acres Colfax Co. CRP

ONLINE ONLY AUCTION

Starting March 11, Ending March 15, at 1:30 pm CDT

TRACT 1: 40.0 ± Acre Farm

LEGAL: NW ¼ NW ¼ Section 2, Township 17 North, Range 4 East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a productive farm located northwest of Rogers.

LAND: 40.0 ± acres Cropland, 37.2 CRP acres, (assessor records)

FSA Data: 37.46 Cropland acres, 37.46 CRP with the \$7,380 Annual Payment

Owner receives 80% of the payment

Curt Bohac receives 20% of the payment

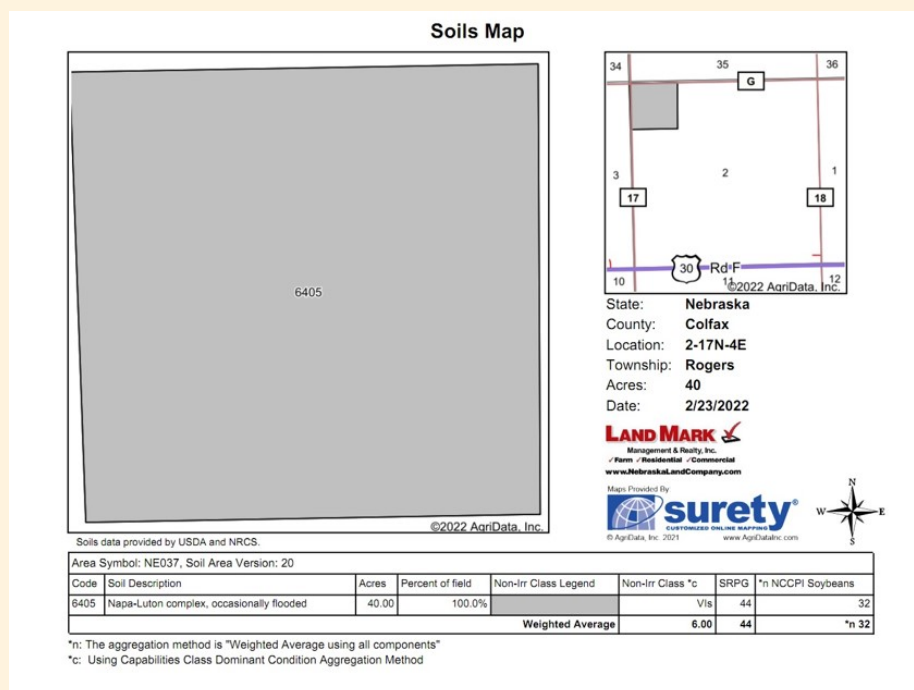
Contract expires 9/30/2026

TAXES: 2021 taxes = \$ 1,939.70

POSSESSION: Full possession April 28, 2022

LOCATION: This farm is located one mile west and one mile north of Rogers, NE (17 & G)

Asking Price: AUCTION



TERMS:

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before April 28, 2022.
- The property to be sold subject to the remainder of the CRP contract expiring on September 30, 2026.
- Full possession April 28, 2022.
- The buyer to receive the owners share of the 2022 - 2026 CRP payments.
- Warranty Deed to be furnished by Seller.
- The Seller to pay the 2021 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 a Customers.

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Janet Kracl & Ed Kracl & Family - Owner

Agent: Chris Langemeier

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