

# LAND MARK

Management & Realty, Inc.



## 80 ± Acres Cuming Co. Farm

# ONLINE ONLY AUCTION

Starting August 18, Ending August 24, at 1:30 pm CDT

### TRACT 1: 80.0 ± Acre Farm

**LEGAL:** W ½ SE ¼ Section 31, Township 21 North, Range 4 East of the 6th P.M. Cuming Co, NE

**PROPERTY:** This is a productive farm located just west off of asphalt road two miles North of Howells.

**LAND:** 80.0 ± acres Cropland, 76.43 dryland acres, (assessor records)

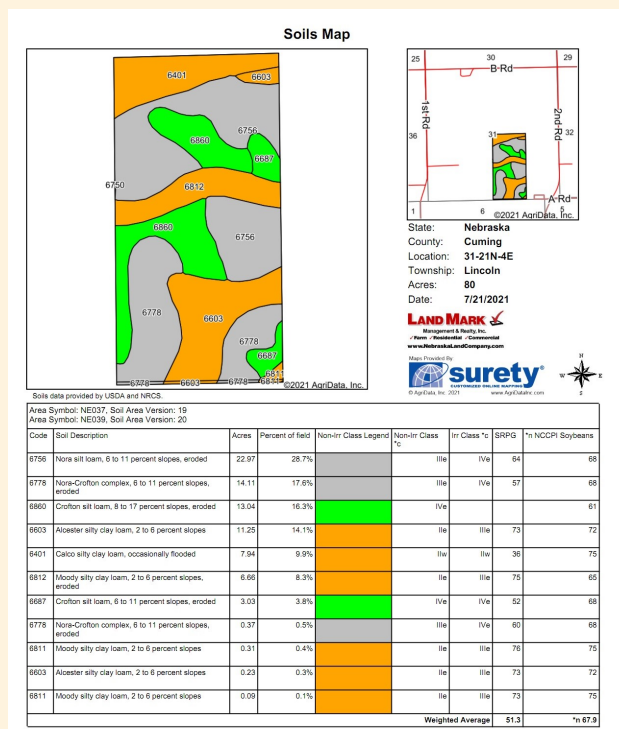
**FSA Data:** 75.27 Crop acres Corn 37.65 Acres 152 Bushel yield  
Soybeans 37.62 Acres 47 Bushel yield

**TAXES:** 2020 taxes = \$ 3,937.36

**POSSESSION:** Full possession March 1, 2022

**LOCATION:** This farm is located one mile North of Howells, NE

**Asking Price:** AUCTION



### TERMS:

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before October 12, 2021.
- The property to be sold subject to the remainder of the 2021 Crop lease.
- Full possession March 1, 2022.
- 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 Customers.

**LAND MARK**  
Management & Realty, Inc.

Daniel R. Vogel - Owner

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