Absolute Land Auction

Antelope
County
480+/Irrigated
Acres

Cymthia & The Late Bruce Hild

Live & Online Auction
Thursday, November 18, 2021 • 1830 p.m.
Antelope County Fairgrounds Event Center
Neligh, NE



Joe Aschoff
Broker/Owner
402.360.4435
joeaschoff@aglandrealtyllc.com

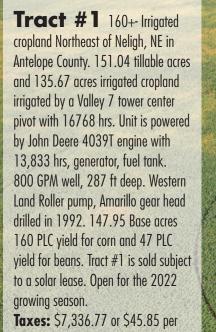
Ag Land Realty, LLC

Real Estate Land Management AuctionsSelling Real Estate in Agriculture Communities

www.aglandrealtyllc.com 54564 865 Rd, Osmond, NE 68765

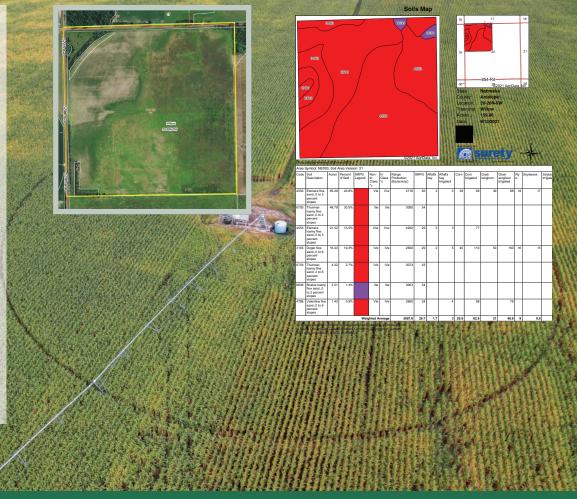






acre

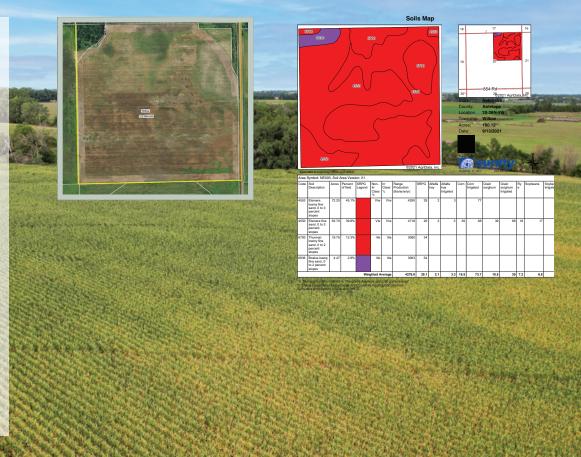
Legal: NW 1/4 of Section 20, Township 26 North, Range 5, Willow Township Antelope County, NE

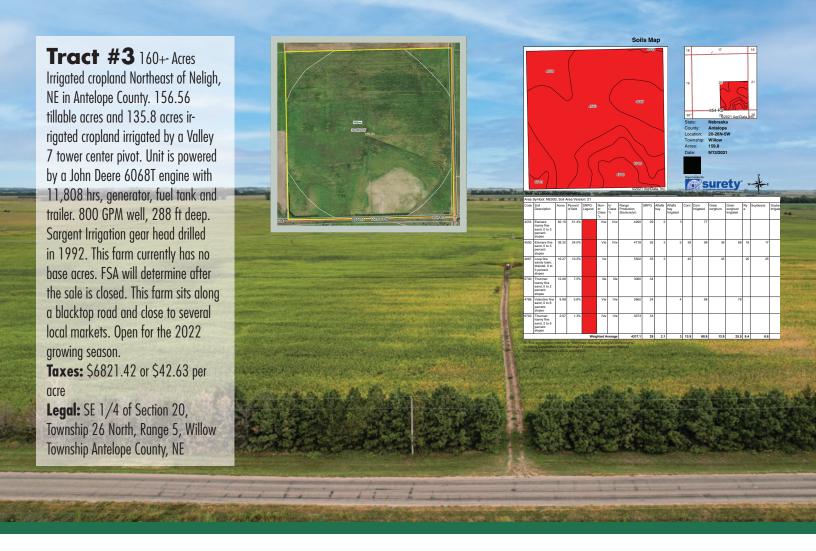


Tract #2 160+- Irrigated cropland Northeast of Neligh, NE in Antelope County. 151.04 tillable acres and 133.54 acres irrigated cropland irrigated by a Valley 7 tower center pivot with 14,885 hrs. Unit is powered by John Deere 6059T engine with 8,894 hrs, generator, fuel tank. 800 GPM well, 300 ft deep. Western Land Roller pump, Amarillo gear head drilled in 1992. 147.95 Base acres 160 PLC yield for corn and 47 PLC yield for beans. Tract #2 is sold subject to a solar lease. Open for the 2022 growing season.

Taxes: \$7,336.77 or \$45.85 per acre

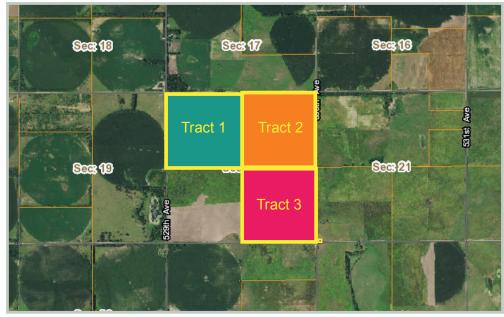
Legal: NE 1/4 of Section 20, Township 26 North, Range 5, Willow Township in Antelope County, NE





Register to Bid Online At: www.aglandrealtyllc.com

PROPERTY LOCATION: From Neligh Nebraska, go North 5 miles on Hwy 14 to 854th Rd. Then go 6 miles east to 530th Ave. Tract 3 is on the North side of the road. $\frac{1}{2}$ mile North on 530 Ave begins Tract 2. $\frac{1}{2}$ mile West on 855th Rd begins Tract 1. Watch for signs.



TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before closing. Tract#1 January 12th 2022, Tract #2 December 21st 2021, and Tract #3 January 12th 2022. The property will be sold to the highest bidder. Buyer will receive possession of the property on the day of closing. Owners policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing. Property is to be sold AS-IS with no warranties or guarantees implied. All bidders are urged to fully inspect the property and rely on their own conclusions. Property is sold subject to any existing leases, easements, restrictions or reservations of record if any. Announcements made the day of the auction will supersede earlier announcements, verbal or written. AG Land Realty, LLC and its associates are representing the seller as sellers agents and treating the buyer as a customer.

