

Absolute Land Auction

Bruce & Susan Staub

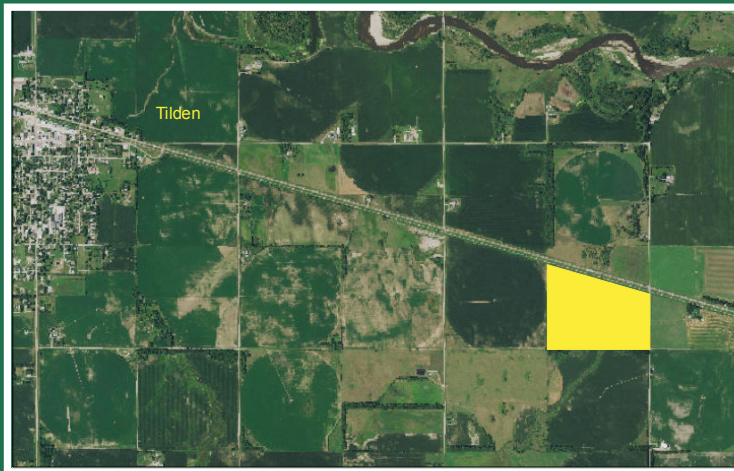
Live & Online Auction
Thursday, December 2, 2021

1:30 p.m.
Legion Club
Tilden, NE

Madison County
110+/-
Irrigated & Grass Acres

Register to Bid Online At:
www.aglandrealtyllc.com

110+- Acres consisting of **90.21 Acres irrigated cropland** and **19.79 Acres grass**. The irrigated acres are divided into two tracts. The East tract has 42.84 acres and has a Rienke 5 tower center pivot. The West tract consists of 47.37 acres



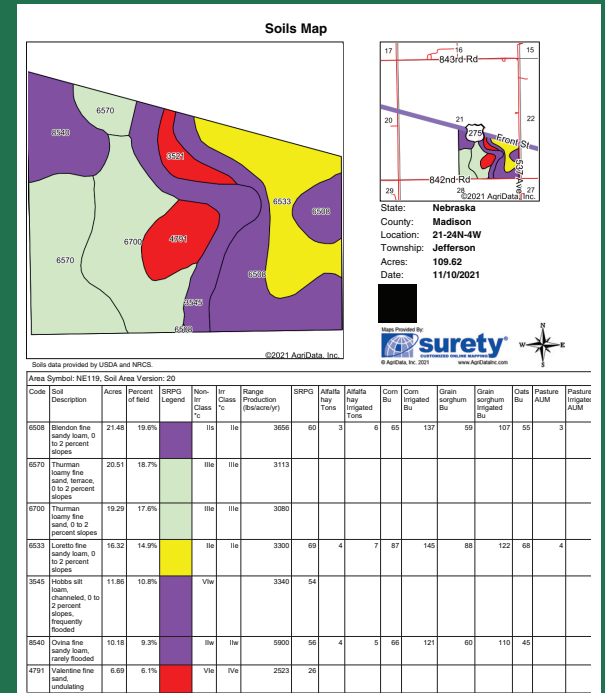
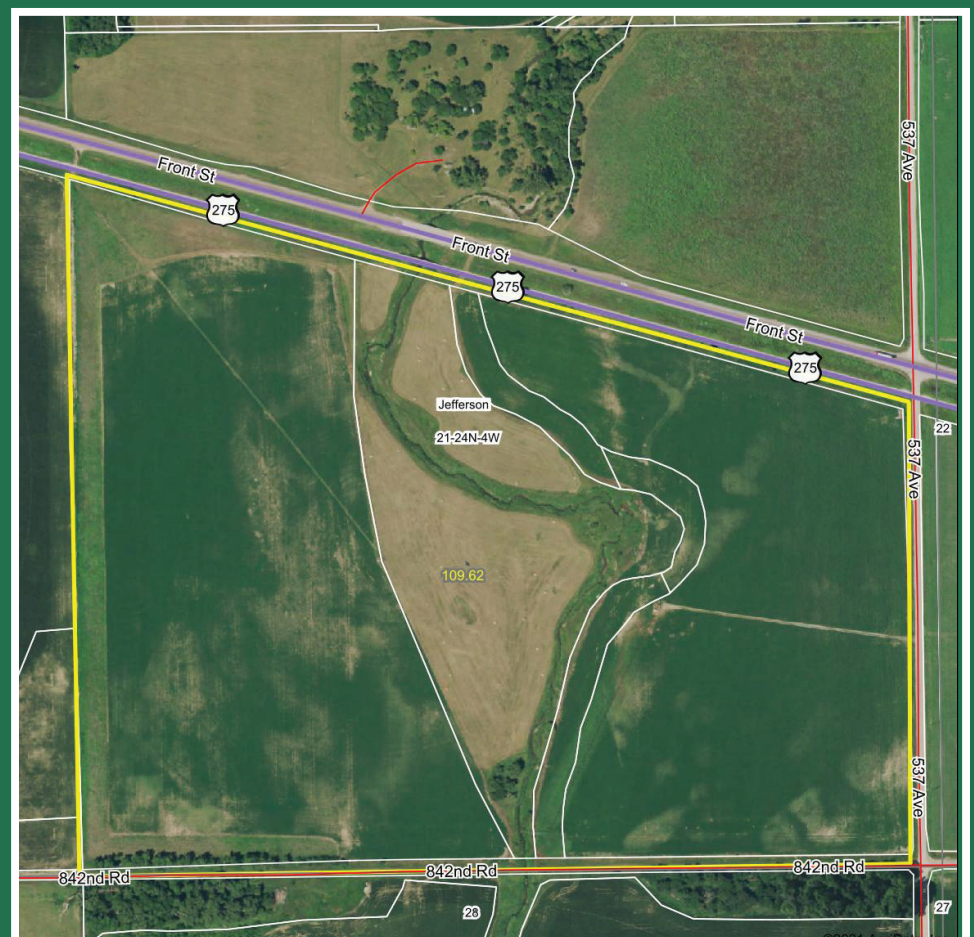
and has a 6 tower Rienke center pivot. The well was drilled new in 2006 set at 650 GPM and 240 feet deep. It is a Sargent Irrigation pump with a 40 HP 3 Phase electric motor that feeds to both systems, complete with flow meter, turn valves, underground pipe and wire. FSA 75.5 Base Acres and PLC yield of 175 for corn and 58 for soybeans. This farm is open for the 2022 growing season. The farm is located along Hwy 275 with easy access and close to major markets. For more information call Joe Aschoff, 402-360-4435.

TAXES: \$4,924.84 or \$44.77 per acre

LEGAL: Part of the SE 1/4 21-24N-4W Jefferson Township in Madison County Containing 110 Acres+.

DIRECTIONS: From Tilden NE 2 miles East on Hwy 275 South side of the road.

TERMS AND CONDITIONS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before closing December 15th 2021. 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.



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Ag Land Realty, LLC

Real Estate Land Management Auctions
Selling Real Estate in Agriculture Communities

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