

Absolute Land Auction

Unsold Trust
Sellers

Live & Online Auction
Tuesday, March 8, 2022

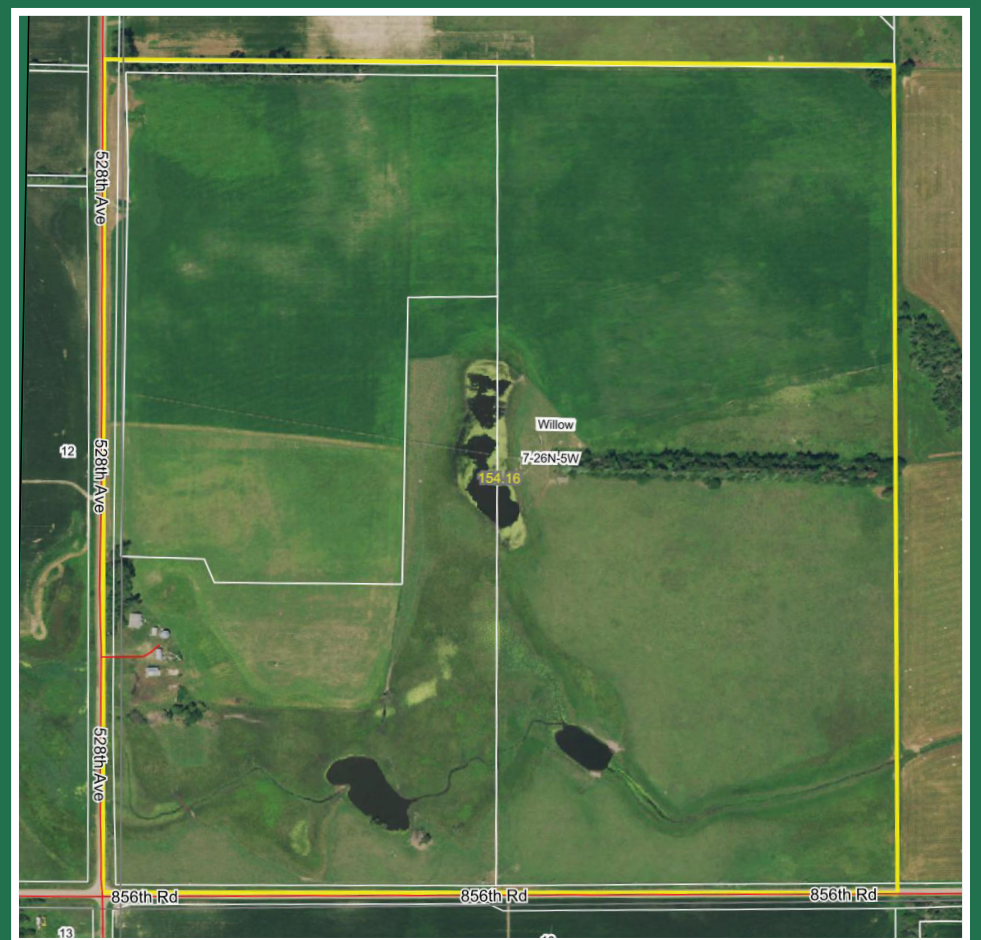
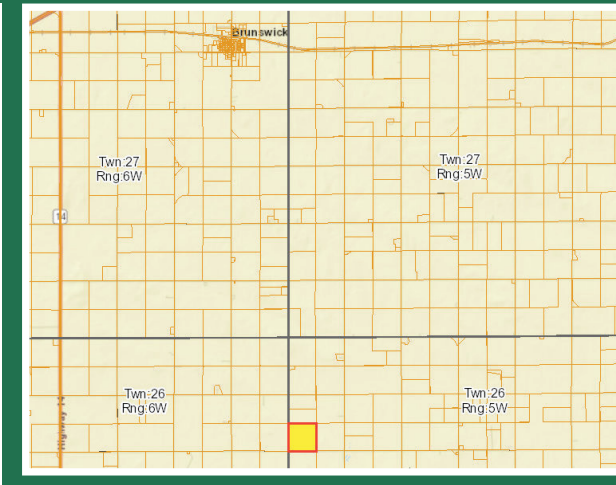
1:30 p.m.

Mary's Restaurant
Plainview, NE

154.58 Acres
Irrigated
Cropland &
Pasture

Register to Bid Online At:
www.aglandrealtyllc.com

154.58 Acres Irrigated Cropland and Pasture. This combination farm currently consists of 79.69 Acres of irrigated cropland. There is a 7 tower T&L center pivot, Deutz air cooled 6-cylinder diesel power unit with 2839 hours and fuel tank, Amarillo gear head, Sargent Irrigation well, pump and flow meter installed in 2015. The well pumps 900 GPM and pump is set at 100 ft and total well depth of 290 ft. The farm is located in the Upper Elkhorn NRD. FSA currently has 150.07 Acres Farmland, 79.69 Acres Cropland, 133-bushel PLC yield and 10 Base Acres. The balance of the farm consists of 74.89 acres of pasture and farm place. The pasture has 2 dugout ponds for fresh water along with farm well and livestock waters. There is 4 wire fencing around the pasture as well as cross fencing. The farm place has a 3-bedroom home with updated well, septic, and electrical. There is also a 6000-bushel grain bin, outbuildings and corral for shipping and receiving livestock. Doger, Thurman, Orwet and Elsmere soils primarily make up this land, and this property has potential for further row crop development. The property is open for the 2022 growing season. For more information, Call Joe Aschoff 402-360-4435.

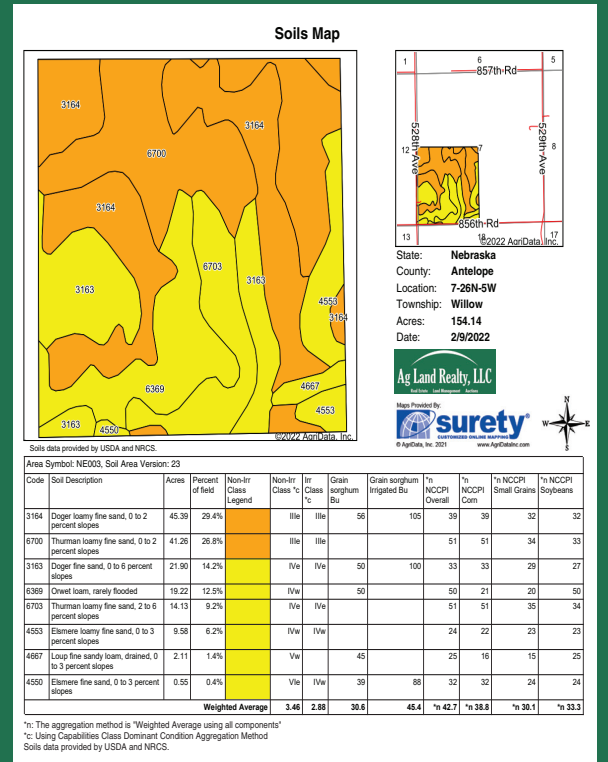


TAXES: \$6,770.06 or \$43.79 per acre

LEGAL: SW 1/4 7-26N-5W 154.58 Acres Willow Township

DIRECTIONS: From Brunswick, NE go South on 527th Ave 7 miles to 856th Rd then 1-mile East, farm is on the North 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 March 31st, 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 seller's agents and treating the buyer as a customer.



Joe Aschoff
Broker/Owner
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Ag Land Realty, LLC

Real Estate Land Management Auctions
Selling Real Estate in Agriculture Communities

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




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Absolute Land
AUCTION
Tue., March 8

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