

Absolute Land Auction

Tom & Ruth Wiebelhaus
Sellers

Live & Online Auction
Thursday, February 24, 2022
1:30 p.m.

The Barn at God's Country
Center, NE

Knox County
400.03 Acres
Pasture &
Recreational
Land
Selling in
2 Tracts

Register to Bid Online At:
www.aglandrealtyllc.com

400.03 Acre pasture and recreation land in Knox County. This property is currently an all-pasture unit.

Tract #1 is 240.03 acres of pasture consisting of 2 stock wells with tanks and 2 dugout dams with fresh water. There is 4 wire fencing around the property as well as cross fencing. The corrals are complete with 6 bar panels, gates, sorting pens, as well as load out for shipping and receiving livestock. This pasture has been well maintained with excellent carrying capacity. This land has good quality native grasses and predominantly Crofton and Betts silt loam soils. FSA currently shows 77.33 acres of cropland with no base acres.

Tract #2 is 160 acres pasture consisting of 1 submersible pump that pumps from a spring fed pond which supplies water to 2 stock tanks on the property, along with 2 large dugout dams with fresh water. There is 4 wire fencing around the property as well as cross fencing. This pasture has been well maintained with excellent carrying capacity. This land has good quality native grasses and predominantly Crofton silt loam soil. With abundant hard wood trees, along with several water sources for wildlife, this piece would be excellent for hunting and grazing. FSA currently shows 51.96 acres of cropland with no base acres. This pasture is open for the 2022 grazing season.

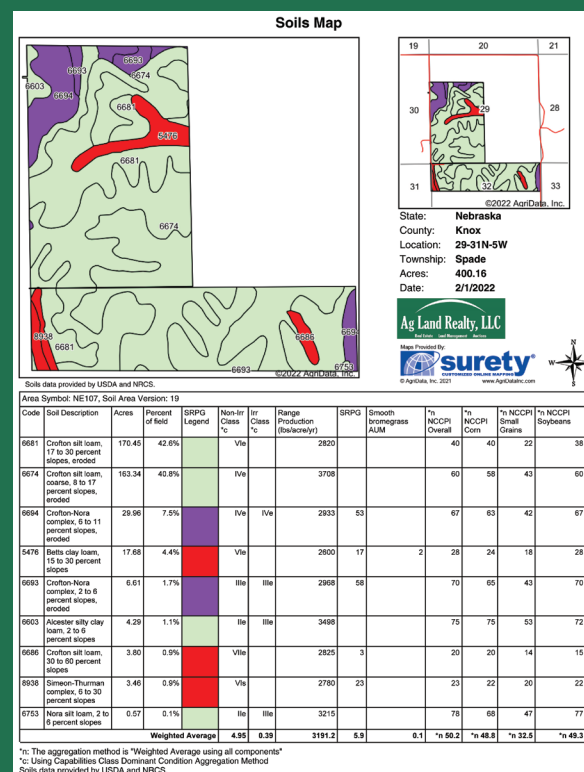
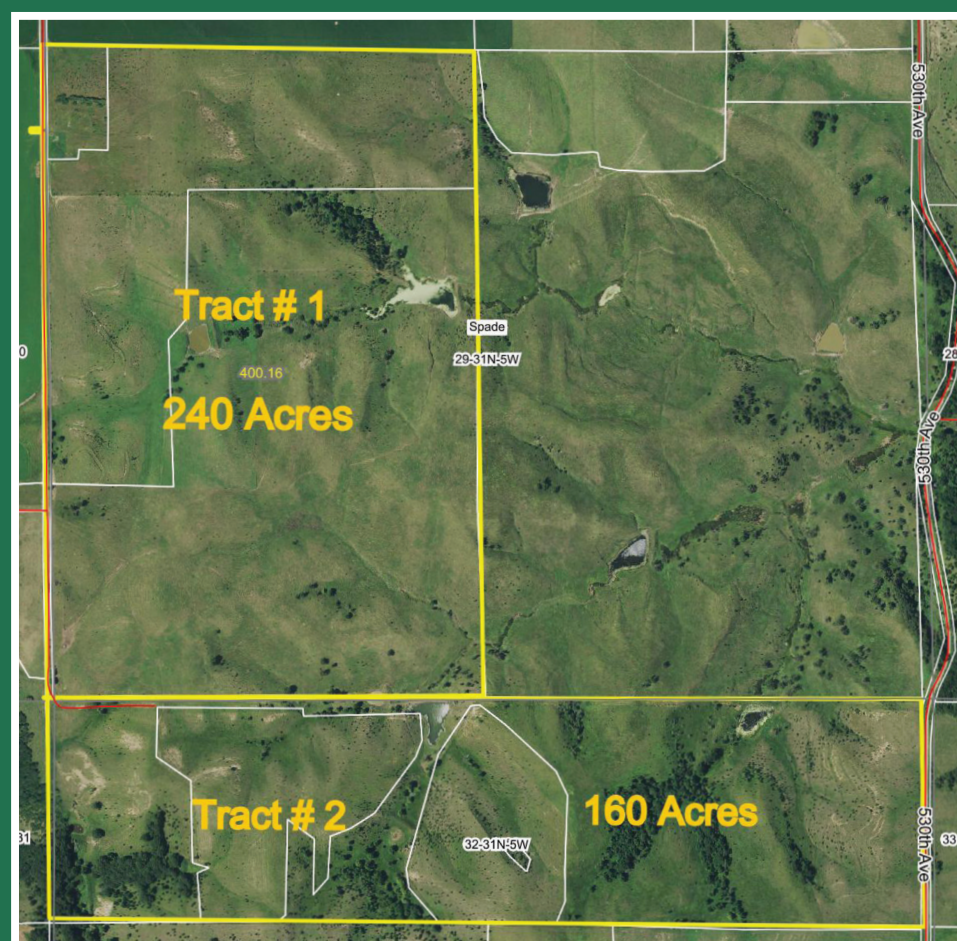
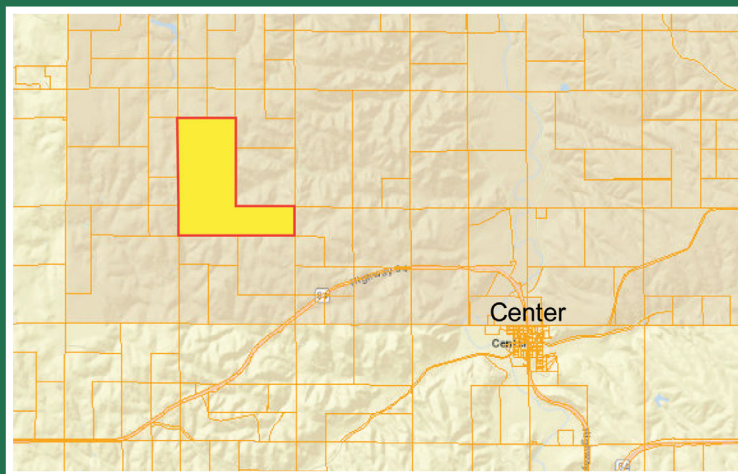
TRACTS WILL BE SOLD WITH THE PRIVILEGE OF BUYING: TRACT #1 240.03 ACRES. TRACT #2 160 ACRES. AS A COMBINED UNIT 400.03 ACRES.

TAXES: \$5,984.22 or \$14.96 per acre

LEGAL: S 1/2 NW 1/4 & SW 1/4 of 29-31-5 & Part of the SE 1/2 of NE 1/4 of 30-31N-5W (WELL SITE .03) 240.03 Acres, N 1/2 NE 1/4, N 1/2 NW 1/4 32-31N-5W 160 Acres Spade Township Knox County, Nebraska

DIRECTIONS: From Center, NE go 3 1/2 miles West on Hwy 84 to 528 Ave then 3 miles North to 884th Rd then East 1 mile to 529th Ave then 1/4-mile South the 240 starts on the East side of the road, watch for signs. From Center, NE go 1 1/2 miles West on Hwy 84 to 530th Ave then 3/4 mile North the 160 is on the West side of the road, watch for signs.

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 22nd 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.



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Ag Land Realty, LLC

Real Estate Land Management Auctions
Selling Real Estate in Agriculture Communities

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