

Land Auction

David & Laura Fischer, Sellers

Live & Online Auction
Thursday, August 11, 2022

1:30 p.m.

Bow Valley Ballroom

Bow Valley, Neb.

144.13 Acres
Irrigated
Cropland,
Certified
Organic

Register to Bid Online At:
www.aglandrealtyllc.com

Offering 144.13 Irrigated Certified Organic Cropland acres just North of Fordyce, NE.

This irrigated farm has a 7 tower Reinke pivot, 13,619 Hrs, drop nozzles and rotators Installed in 2002. Two 250 GPM Sargent Irrigation well's both 6 inch diameter 100 & 120 ft deep new in 2002. Two electric submersible stainless steel pumps installed in 2010. FSA report 144 base acres, 141 BPA PLC Yield for Corn, 22 BPA PLC Yield for Soybeans and 74 BPA PLC Yield for Oats. Currently 4.32 acres enrolled in CRP with an annual payment of \$681.00 expiring in 2024. The farm is made up predominantly of Blendon, Thurman-Loretto, Redstoe, Gavins, Nimbro and Hord soils. Here is an opportunity to purchase a gently rolling farm that is Certified Organic. Contact Joe Aschoff at 402-360-4435.

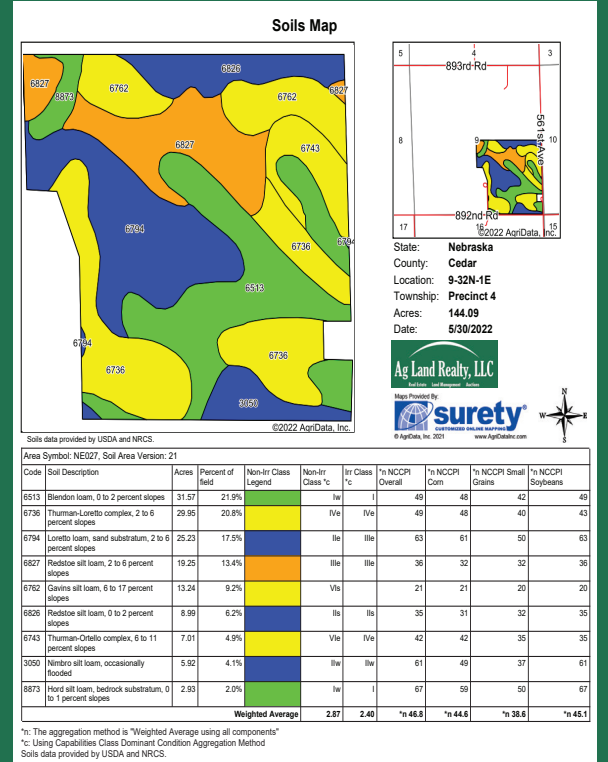


DIRECTIONS: From Fordyce, go North to Hwy. 12, then East to 561st Ave., then North 2 miles to 892nd Rd., the farm is on the West side of the road. Watch for signs.

LEGAL: Part of The SE1/4 9-32N-1E containing 144.13 acres

TAXES: \$9,368.45 or \$65 per acre

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 September 29th, 2022. 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
402.360.4435
joeaschoff@aglandrealtyllc.com

Ag Land Realty, LLC

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Selling Real Estate in Agriculture Communities

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





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