

Absolute Land Auction

Renee Otto Berglund, Seller
Live & Online Auction
Thursday, January 26, 2023

1:30 p.m.

Pierce County Fairgrounds
Pierce, Neb.

160 Acres
Dryland
Cropland in
Pierce County

Register to Bid Online At:
www.aglandrealtyllc.com

160 Acres Dryland Cropland Northeast of Pierce, Ne in Pierce County.

This farm is currently in all row crop production. The soils are predominately Crofton-Nora, Muir Silt Loam, Nora Silt Loam, Thurman, Boelus-Loretto and Hobs Silt Loam. FSA Reports 156.55 acres cropland, 117.9

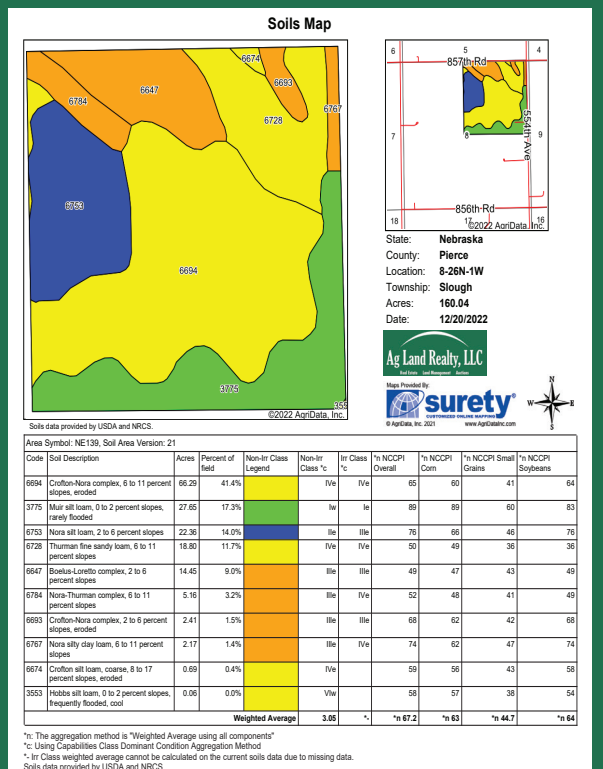
Base Acres, 133 BPA PLC Yield for Corn, 38 BPA PLC Yield for Soybeans. The farm is currently enrolled in ARC-County program. The fences have been removed from the East and North sides of this farm. This farm is located just 1 mile off Hwy 81 with excellent road access, excellent soils, gently rolling topography, and is located in a very aggressive farming community. Very clean well managed property, open for the 2023 growing season. Call Joe Aschoff at 402-360-4435.

LEGAL: NE ¼ 8-26N-1W Slough Township

TAXES: \$5,341.90 or \$33.39 per acre

DIRECTIONS: From Hwy 81 & 857th Rd go West 1 mile. The farm is on the 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 February 21st 2023. 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

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 Selling Real Estate in Agriculture Communities

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Land
AUCTION
Thur., August 11

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