

Land Auction

Seller: Marvin L. Frederick

Live & Online Auction
Thursday, August 3, 2023
1 p.m.

Randolph City Auditorium
Randolph, NE

80 Acres
Dryland
Cropland in
Pierce County

Register to Bid Online At:
www.aglandrealtyllc.com

80 Acres Dryland Cropland just Northwest of Randolph, NE in Pierce County.

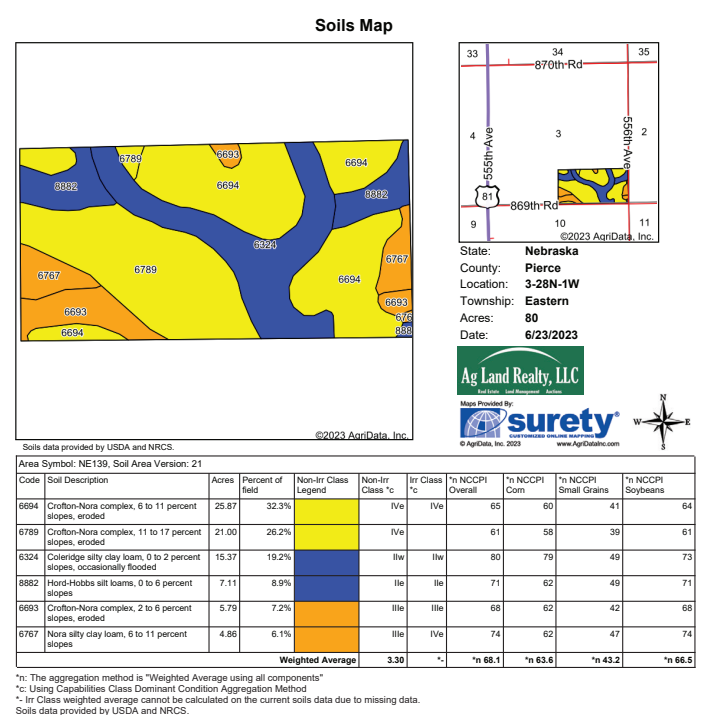
This farm is currently in all row crop production. The soils are predominately Crofton-Nora, Coleridge Silty Clay, Hord-Hobbs and Nora Silty Clay. FSA reports this farm has not yet been divided and shows no Base Acres or PLC yield for corn or soybeans. There was a wetlands determination done in 1993 but nothing certified. This farm is located just 1/2 mile off Hwy 81 with excellent road access, excellent soils, gently rolling topography, and is located in a very aggressive farming community. The seller will retain the rent for 2023 and pay all the 2023 taxes. The successful buyer will pay 15% the day of the auction and pay 1/2 the purchase price at closing on August 22nd. The balance will be secured with a Promissory Note & Deed of Trust to be paid in full January 3rd 2024. **Contact Joe Aschoff 402-360-4435.**

LEGAL: S 1/2 SE 1/4 3-28N-1W Eastern Township, Pierce County.

TAXES: \$1,338.84 or \$16.74 per acre

DIRECTIONS: From Hwy 81 & 20 Junction go North on Hwy 81, 4 Miles to 869th Rd then 1/2 East the 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 pay 1/2 the purchase price payable in certified funds on or before closing August 22nd, 2023. The the balance will be secured with a Promissory Note & Deed of Trust to be paid in full January 3rd 2024. 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.



Joe Aschoff
 Broker/Owner
 402.360.4435
joeaschoff@aglandrealtyllc.com

Ag Land Realty, LLC

Real Estate Land Management Auctions
Selling Real Estate in Agriculture Communities



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


Ag Land Realty, LLC
REAL ESTATE • LAND MANAGEMENT • AUCTIONS
54564 865 Rd. • Osmond, NE 68765

Land
AUCTION
Thursday, August 3

U.S. POSTAGE PAID
MAILED FROM
ZIP CODE
68061-9900
PERMIT NO. 39