

# Land Auction

*Seller: Magdalene E. Otten  
Revocable Trust,  
Daniel M. Otten, Trustee*

**Live & Online Auction**  
**Thursday, October 26, 2023**  
**1 p.m.**

**Cooper Family Community Center**  
**Pilger, NE**

**60 Acres  
Dryland  
Cropland in  
Stanton  
County**

Register to Bid Online At:  
[www.aglandrealtyllc.com](http://www.aglandrealtyllc.com)

## 60 Acres Dryland Cropland South of Pilger, NE in Stanton County.

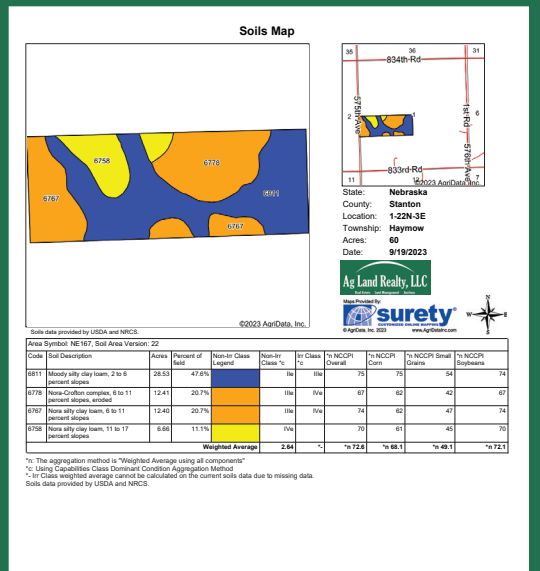
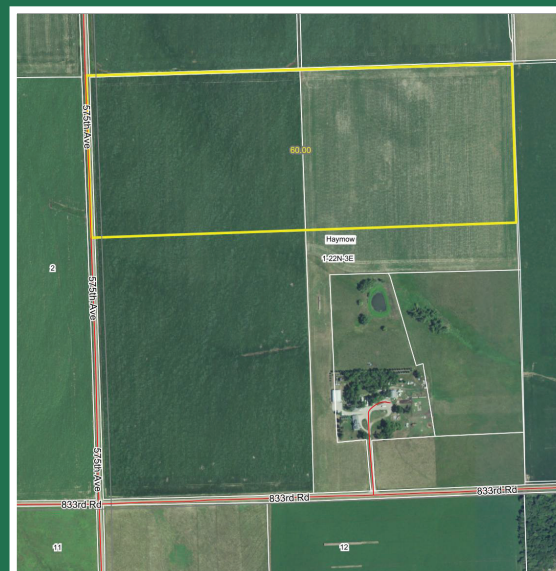
This farm is currently in all row crop production. The soils are predominately Moody silty clay, Nora-Crofton complex and Nora silty clay soils. FSA reports Base Acres, PLC Yield for Corn & Soybeans will be determined after the lot split. This farm is located just 1 mile off Hwy 15 with excellent road access, excellent soils, gently rolling topography, and is located in a very aggressive farming community. Very clean well managed property, open for the 2024 growing season. Call Joe Aschoff 402-360-4435

**LEGAL:** Lot Two, Parcel A & B of Otten's Second Lot Split part of the Southwest 1/4 of 1-22N-3 E Stanton County, NE

**TAXES:** \$2,671.20 or \$44.52 per acre

**DIRECTIONS:** From Pilger go South on Hwy 15, 6 miles to 834 Rd, go East 1 mile to 575th Ave then 1/2 mile South the farm is on the East 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, November 10th 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.



**Joe Aschoff**  
Broker/Owner  
402.360.4435  
[joeaschoff@aglandrealtyllc.com](mailto:joeaschoff@aglandrealtyllc.com)

## Ag Land Realty, LLC

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**Land**  
**AUCTION**  
Thur., Oct. 26

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