

Absolute Land Auction

Seller: James E. Pick Estate

Live & Online Auction
Thursday, November 21, 2024

10:00 a.m.

Mary's Restaurant,
Plainview, NE

157.09
Acres
Irrigated
Cropland

Register to Bid Online At:
www.aglandrealtyllc.com

157.09 Acres Irrigated Cropland just 4 miles West and 2 1/2 miles North of Plainview, or 5 miles South and 1 mile East of Creighton, NE in Antelope County.

This farm is in all row crop production. The farm is equipped with a 7 tower Zimmatic pivot installed new in 1999, Sargent Irrigation Well installed in 1982, 850 GPM, 180 ft deep. 100 hp U.S electric motor installed new in 2021 and Square D electrical panel along with flowmeter. FSA reports 155.05 Cropland Acres, 128.20 Base Acres, 154 BPA PLC Yield for corn and enrolled in ARC County. Predominantly Ortello, Bazille and Paka loam soils. Gently rolling farm 1 mile off Hwy 13 or 2 1/2 miles off Hwy 20, close to major markets and open for the 2025 growing season. Call Joe Aschoff 402-360-4435

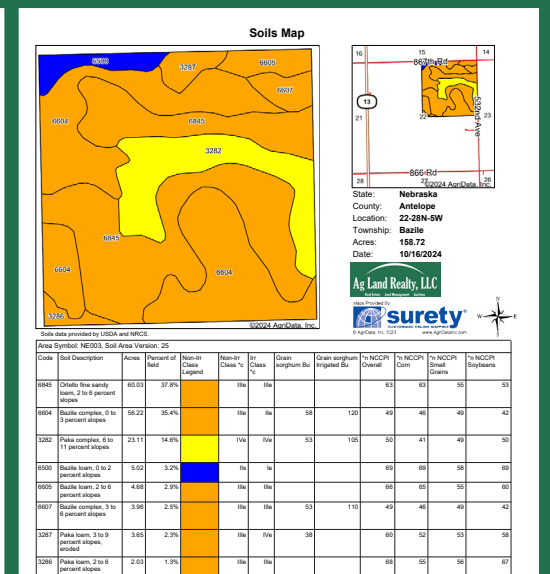
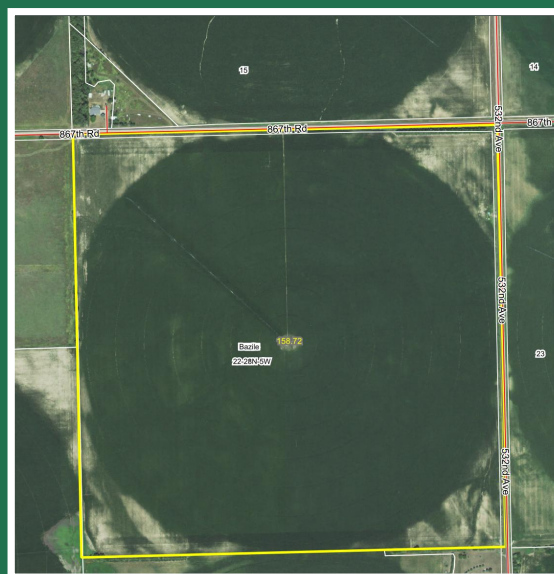
PROMISSORY NOTE & DEED OF TRUST: The buyer will assume \$1,251,308.39 @5.25% interest. 6 payments of \$248,504.00 the first payment due 1/2/2025 and ending 1/2/2030

LEGAL: NE 1/4 22-28N-5W Bazile Township in Antelope County, NE

TAXES: \$6,870.48 or \$43.74 per acre

DIRECTIONS: From Plainview go West on Hwy 20 4 miles to 532nd Ave, then North 2 1/2 miles farm is on the West side of the road. From Creighton, Ne go South on Hwy 13 5 miles to 867th Rd then 1 mile East

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, December 19th, 2024. 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 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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