

Absolute Land Auction

Seller: James E. Pick Estate

160 Acres Irrigated Cropland

Live & Online Auction
Wednesday, November 20, 2024
10:00 a.m.

Tilden Public Library
202 S Center St, Tilden, NE

Register to Bid Online At:
www.aglandrealtyllc.com

160 Acres Irrigated Cropland just Northeast of Tilden, NE in Pierce County.

This farm is currently in row crop production along with grass hay on all four corners. The farm is equipped with a 2014 8 tower Reinke pivot. There is a Sargent Irrigation well which was installed new in 2011, 800 GPM, 340 ft deep. U.S Motor 75 HP electric motor with Siemens panel and GPM flowmeter. FSA reports 153.5 Farmland, 134.53 Cropland, 127.99 Base Acres, 169 BPA PLC Yield for corn, 55 BPA PLC Yield for soybeans and is currently enrolled in PLC program. The soils are predominantly Thurman-Valentine Complex & Thurman Loamy Fine Sand soils. With fences removed on the South and West sides of the property. Gently rolling farm just one mile off the oil road, close to major markets and in a very aggressive farming community. Open for the 2025 growing season.

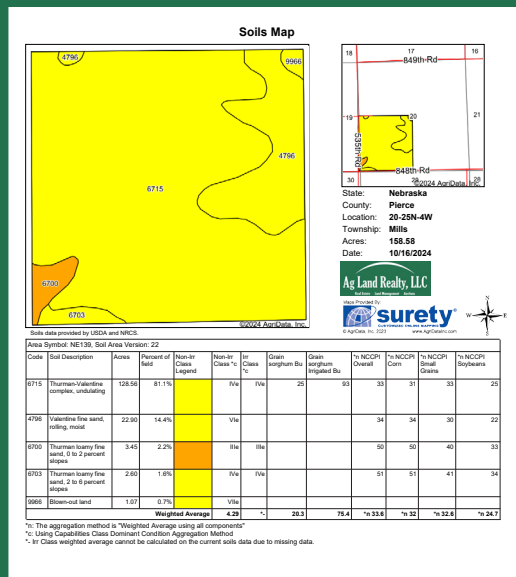
LEGAL: SW 1/4 20-25N-4N Mills Township Pierce County, NE

TAXES: \$5846.34 or \$36.54 per acre

DIRECTIONS: Go North of Tilden, NE on 534th Ave, then 1 mile East on 848th Rd.

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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AUCTION
Wed., Nov. 20

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