

Absolute Land Auction

Seller: Jack & Pamela Mulliken

Live & Online Auction
Thursday, February 27, 2025

1 p.m.

**Nickerson Fire Hall,
Nickerson, NE**

**80
Acres
Irrigated
Cropland**

Register to Bid Online At:
www.aglandrealtyllc.com

Absolute Land Auction Live & Online 80 Acres Irrigated Cropland Just North of Fremont, Ne in Dodge County.

80 Acres of Irrigated cropland just North of Fremont, NE in Dodge County. This farm is currently in row crop production. The farm is equipped with a 10 tower Valley pivot with updated panel, center drives and drop nozzles. There is a Sargent Irrigation well which was installed new in 1988, 1200 GPM, 80 ft deep along with a Randolph gear head. FSA reports 79.30 Acres of cropland, 132 BPA PLC Yield for corn, 41 BPA PLC Yield for soybeans, 77.97 Base Acres. The soil is predominately Luton silty clay. The fences have been removed from all sides of the property. Level farm that drains well 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: S 1/2 NE 1/4 35-18N-8E Nickerson Township

Taxes: \$4174.40 or \$52.18 per acre

DIRECTIONS: From Hwy 275 and Rosedale Rd, go 1 mile East to N Yager Rd, then 3/4-mile South, the farm is on the West 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, March 20th, 2025. 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.



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

Absolute Land
AUCTION
Thurs., Feb. 27

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