

# PLATTE COUNTY, NEBRASKA FARMLAND AND ACREAGE ABSOLUTE AUCTION

**200 +/- DRY CROPLAND ACRES • PLATTE COUNTY, NEBRASKA**

**AUCTION DATE:**  
**Thursday, Nov. 1, 2018**  
**1:00 P.M.**

**AUCTION LOCATION:**  
**Humphrey Community Center**  
**608 County RD Humphrey, NE**

## LEGAL DESCRIPTION:

N1/2NE1/4&SE1/4NE1/4 29-19N-2W & W1/2NW1/4 28-19N-2W  
200+/-Acres Platte County, Nebraska.

## LAND LOCATION:

Go 3 Miles West & 1 Mile South of Tarnov, NE or go 4 Miles North & 4 Miles West of Platte Center, NE.  
Signs are on the property.

## PROPERTY DESCRIPTION:

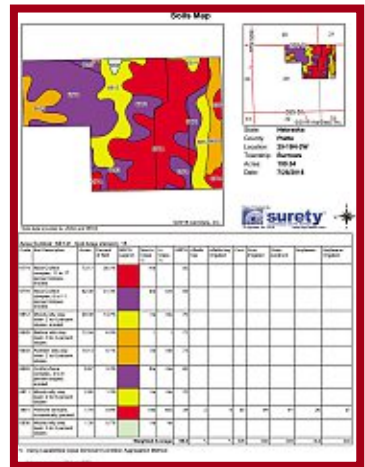
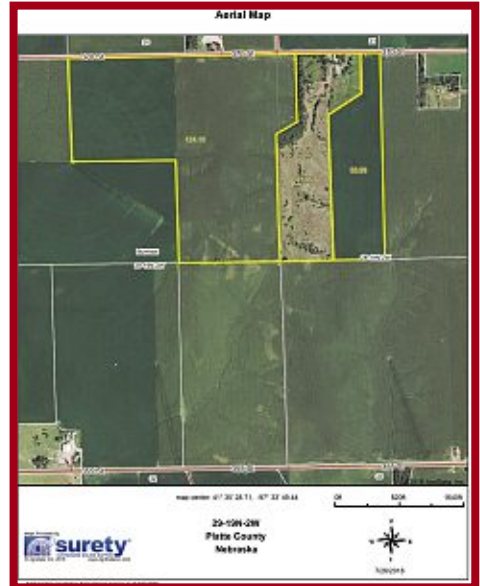
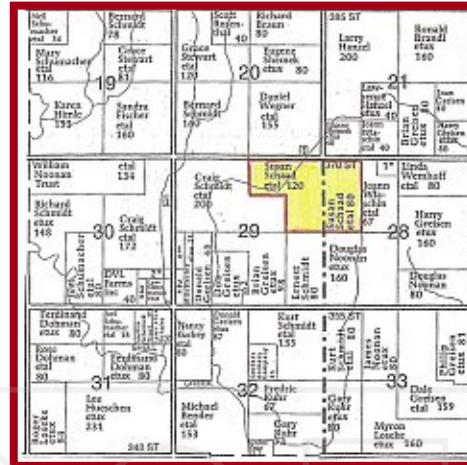
Rolling dry cropland with good productive silty clay loam soils. Selling as dry cropland with an acreage. Currently NW1/4NE1/4 29-19N-2W is partially pivot irrigated, however, well and pivot belong to adjoining land owner, thus all selling as dry cropland.

## 2018 REAL ESTATE TAXES:

Platte County (\$7,513.00-2017 TAXES), Seller pays 2018 and prior year taxes.

## PLATTE COUNTY FSA INFORMATION:

199.54 Farmland Acres, 193.37 DCP Cropland, 79 Acre Corn Base, 149 Bu. PLC Corn Yield, 79 Acre Soybean Base, 51 Bu. PLC Soybean Yield. 35.28 Acres which was pasture, was broke up 2 years ago, and will be eligible for Federal Crop Subsidy starting in 2021.



## ACREAGE OPEN HOUSE: Sunday, October 7, 2018 from 1:00-3:00 PM

The acreage is selling with the farmland. It features a 1,448 sq. ft home with 3 bedrooms, updated kitchen, 1 updated bath and a 2 stall detached garage. Acreage also includes misc. sheds and bins.



**OWNERS: Carolyn & Eugene Stock, Susan & Lonny Schaad, Tammie Fischer, Judy & Randy Wessel**

**Thomas M. Maul-Jarecki Maul PC, LLO**  
Columbus, NE

**ATTORNEYS AT LAW:**

**Ronald E. Temple-Fitzgerald, Vetter,**  
Temple & Bartell  
Norfolk, NE

**CLOSING:** Within 30 days from date of auction. Date to be agreed between Buyer and Seller.

**TERMS:** CASH, \$100,000.00 non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

**POSSESSION:** Buyer obtains full possession February 28, 2019. Acreage is currently rented on a month to month basis, tenancy requires a 90 day notice of termination. Tenant would like to continue renting.

**SURVEY:** If survey is required it will be at the expense of the Buyer.

**NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED.** Property offered will be sold 'as is'. Each bidder is responsible for their own inspections and inquiries of the property. Announcements on sale day take precedence over earlier announcements, verbal or written. Not responsible for accidents.

**\*\*View our website at [www.bussauction.com](http://www.bussauction.com) for additional information**  
**FOR DETAILS, QUESTIONS OR VIEWING THE PROPERTY CONTACT:**

# BUSS REALTY & AUCTION, LLC

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**1470-25<sup>th</sup> AVENUE - COLUMBUS, NE**

**Office Phone: 402-564-7915**

**CONTACT:**

**Dave Luckey; Real Estate Broker, Appraiser 402-562-0922**  
**Brad Luchsinger; Salesperson, Auctioneer 402-910-8619**

