

COLFAX COUNTY GRAVITY IRRIGATED LAND OFFERED AT PUBLIC AUCTION

AUCTION DATE:

Mon., March 12, 2018 1:00 P.M.

AUCTION LOCATION:

American Legion-Post 84
2263-3rd Ave. Columbus, NE

LEGAL DESCRIPTION:

76+/- Acres in W1/2NW1/4 22-18-2
Colfax County, NE

LAND LOCATION:

1/2 mile south of Camp Luther.
Signs are on the property.

PROPERTY DESCRIPTION:

Level gravity irrigated cropland with electric irrigation well. Tract does not contain a wetland.

2017 REAL ESTATE TAXES:

Colfax Co. \$7,059.70. Seller pays 2017 and prior year taxes. Buyer pays 2018 taxes.

COLFAX CO. FSA INFORMATION:

72.34 Farmland Acres,
72.34 Effective DCP Cropland Acres, 44.85 Corn Base Acres,
27.36 Soybean Base Acres, 160 Corn PLC Yield, 42 Soybean PLC Yield.

IRRIGATION EQUIPMENT:

Gated pipe included with the property

WELL INFORMATION:

1,100 GPM Registered irrigation well

Harold F. Sucha and Lavonne R. Sucha Trust
Alan L. Sucha, Trustee
TESSENDORF & TESSENDORF PC
Attorneys At Law

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

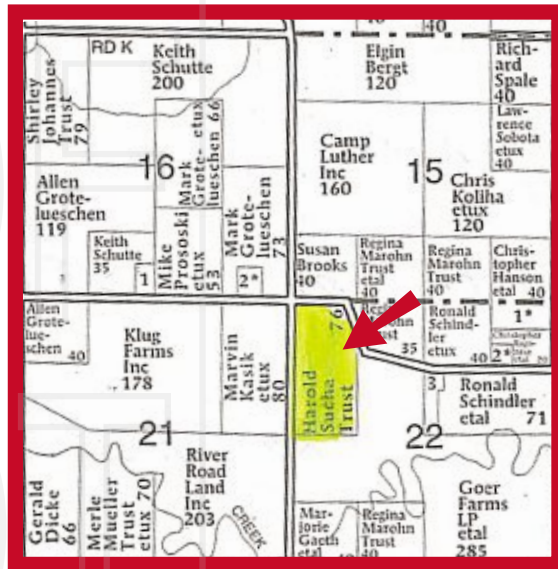
TERMS: CASH, 10% non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Buyer obtains full possession at Closing.

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.

****View our website at www.bussauction.com for additional information
FOR DETAILS OR FOR VIEWING THE PROPERTY CONTACT:**



BUSS REALTY & Auction,
LLC 1470-25th Ave.
Columbus, NE
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