

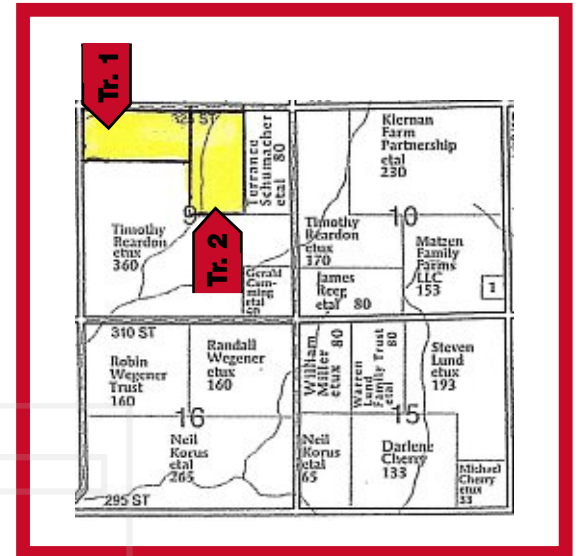
# SEALED BID AUCTION

## 160+ Acres, Platte County, Nebraska

### Selling as Two Tracts!

**WRITTEN SEALED BIDDING BEGINS: Monday, January 8, 2018**  
**WRITTEN SEALED BIDDING ENDS: Friday, January 26, 2018 • 4:00 PM**  
**Bidding Forms and information located on website:**  
**www.bussauction.com**

**LOCATION OF LAND:**  
**Hwy 39 South side of St. Ed., NE take**  
**325th St. 2 miles East or Central Hwy**  
**East of St. Ed., NE, then take 520th**  
**Ave. 1 mile South.**  
**Platte County, Nebraska.**



#### **LEGAL DESCRIPTION:**

**80 Acres Tract 1:** N1/2NW1/4 9-18-4W Platte County, Nebraska

**80 Acres Tract 2:** W1/2NE1/4 9-18-4W Platte County, Nebraska

#### **PROPERTY DESCRIPTION:**

Very good dry cropland quarter of Platte Co. Farmland near St. Ed, NE with good productive silt loam soils. Tract does not contain a wetland.

#### **2017 REAL ESTATE TAXES:**

Platte Co. \$8,668.26 Paid by Seller.

#### **FSA INFORMATION:**

155.26+/- Farmland Acres,  
155.26+/- Cropland Acres, 96.00 Corn Base Acres,  
2.00 Grain Sorghum Base Acres, Corn PLC Yield 199, Grain Sorghum PLC Yield 70.

**CALL BUSS REALTY & AUCTION, LLC**  
**FOR MORE INFORMATION.**  
**NO SIGNS ON THE PROPERTY!**

**CLOSING:** Date to be agreed between Buyer and Seller.

**NOTE:** 10% Down Payment submitted with each offer with balance due from highest Bidder at Closing. The cost of the Title Insurance and Escrow Closing will be shared 50/50 between Buyer and Seller. If survey is required it will be at the expense of the Buyer. Find Soils and Aerial Maps and more information at: [www.bussauction.com](http://www.bussauction.com). Property sold 'as is'. Each Buyer is responsible for their own inspections and inquires of the property. **INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED.**

# BUSS REALTY & AUCTION, LLC

1470 - 25th Avenue  
Columbus, NE 68601

"Serving All Your Real Estate,  
Auction or Appraisal Needs"

[www.bussauction.com](http://www.bussauction.com)

Phone: 402-564-7915

**For More Information, contact:**

**Dave Luckey, Broker 402-562-0922**

**Brad Luchsinger, Salesperson 402-910-8619**

**August Runge, Salesperson 402-276-1265**

