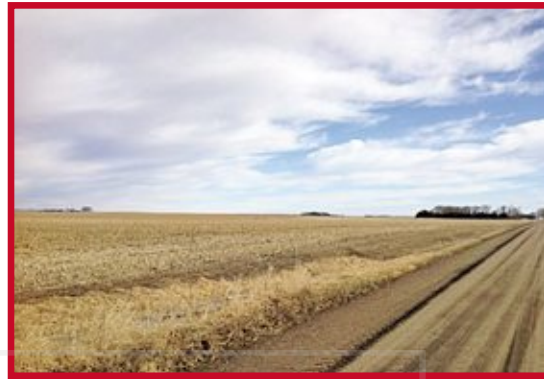


LAND FOR SALE

76+/- ACRES COLFAX COUNTY, NE DRY FARMLAND



LEGAL DESCRIPTION: 76+/- Acres in NE1/4SW1/4&Pt. SE1/4SW1/4 All in Section 32-18N-2E Colfax County, Nebraska.

LAND LOCATION: Located Northeast of Columbus, NE. Go 1/4 Mile East of mile marker G2 on North side of road. Or go 1/2 Mile West of mile marker G3 on North side of road. Go 3 Miles North of Hwy 30 on E. 44th Ave. & turn right on E. 68th St. then, go 2 1/4 Miles East. Signs are on the property on North side of road.

PROPERTY DESCRIPTION: Gently rolling, silty clay loam, productive dry cropland with irrigation potential. Subject to irrigated acre approval through Lower Platte North NRD. Tract contains a wetland or farmed wetland. Gravel road access.

2019 REAL ESTATE TAXES: Colfax Co. \$6,745.06. Seller pays 2019 Real Estate Taxes. If Closing is prior to May 1, 2020 Buyer pays 2020 Taxes and obtains 2020 crop share according to lease. If Closing is after May 1, 2020 Seller pays 2020 Taxes and retains 2020 crop according to lease.

PLATTE CO. FSA INFORMATION: 76.24 Farmland Acres, 76.24 Effective DCP Cropland Acres, 38 Corn Base Acres, 133 Bu. Corn PLC Yield. 38 Soybean Base Acres, 45 Bu. Soybean PLC Yield.

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

TERMS: CASH, \$50,000.00 non-refundable Down Payment day of 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: Possession, subject to tenant's lease rights, will be given at the time of Closing. If Closing is prior to May 1, 2020 Buyer receives 2020 crop share as per lease. If Closing is after May 1, 2020, Seller receives 2020 crop share as per lease.

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.

Owners: DARLENE & NORMAN SAUERWEIN

THOMAS M. MAUL, JARECKI MAUL ATTORNEY

View our website at www.bussauction.com

for Drone video and additional information.

FOR DETAILS OR FOR VIEWING THE PROPERTY

CONTACT:

BUSS REALTY & AUCTION, LLC

1470-25TH AVENUE - COLUMBUS, NE

Office Phone: 402-564-7915

Dave Luckey; Real Estate Broker, Appraiser, 402-562-0922

Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619

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