

PLATTE COUNTY LAND OFFERED AT PUBLIC AUCTION

Parcel #1: 70.78+/- Acres Gravity Irrigated FarmLand
Parcel #2: 40+/- Acres Dry FarmLand

AUCTION DATE:

Mon., October 29, 2018 1:00 P.M.

AUCTION LOCATION:

Platte Center Auditorium 315-4th St. Platte Center, NE

PARCEL #1 PLATTE COUNTY, NE 70.78+/- ACRES:

North 1035' of NE1/4NE1/4 34-19N-2W & NW1/4NW1/4 35-19N-2W Platte County, NE.

PARCEL #1 LOCATION:

1 Mile West & 2 Miles South of Tarnov, NE or 1.5 Miles West of Platte Center and 3 Miles North. Signs are on the property.

PROPERTY DESCRIPTION:

Nearly level to gently rolling gravity irrigated cropland. Contains good productive silty clay loam soils typical for the area. 6 inch irrigation well rated at 700GPM irrigates both sides of the road. All selling as one tract. Approximately 60 acres irrigated and 7 acres dry cropland.

2018 REAL ESTATE TAXES:

Platte Co. (2017 TAXES \$3,853.40).

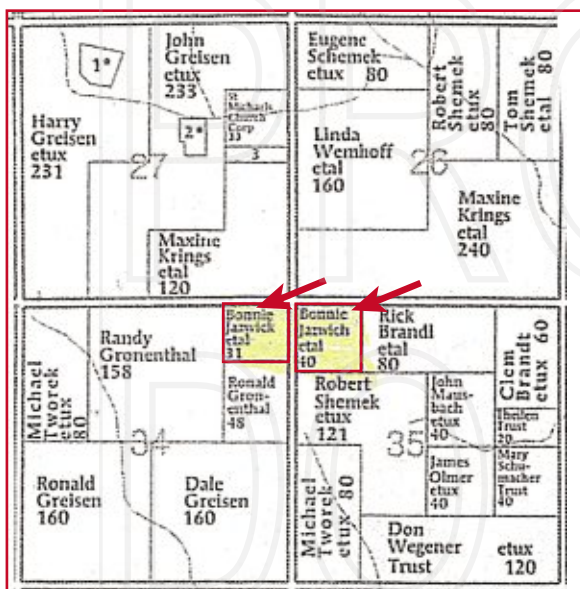
Seller pays 2018 and prior year taxes.

PLATTE CO. FSA INFORMATION:

Property combined with other acres, to be determined after sale. Approximately 70.78 Farmland Acres, 67 Cropland Acres, 148 Bu. Corn PLC Yield, 45 Bu. Soybean PLC Yield.

WELL INFORMATION:

Includes 6 inch well and gearhead only. No motor or irrigation equipment. 234 Ft. deep rated at 700GPM.



PARCEL #2 PLATTE COUNTY, NE 40+/- ACRES:

NW1/4SW1/4 21-18N-2W Platte County, NE.

PARCEL #2 LOCATION:

1/2 Mile Southwest of Platte Center, NE, go 3 Miles West & 1/2 Mile South or 2.75 Miles North of Roadrunner Metal & Iron.

Signs are on the property.

PROPERTY DESCRIPTION:

Rolling 40 acre dryland tract with typical silty clay loam and silt loam soils. Close to markets between Platte Center and Monroe, NE.

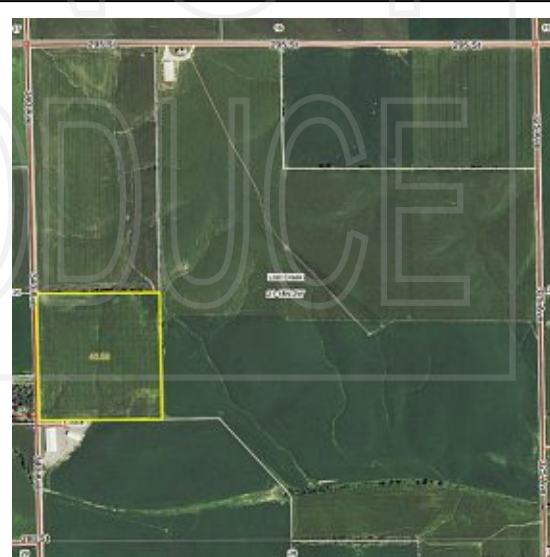
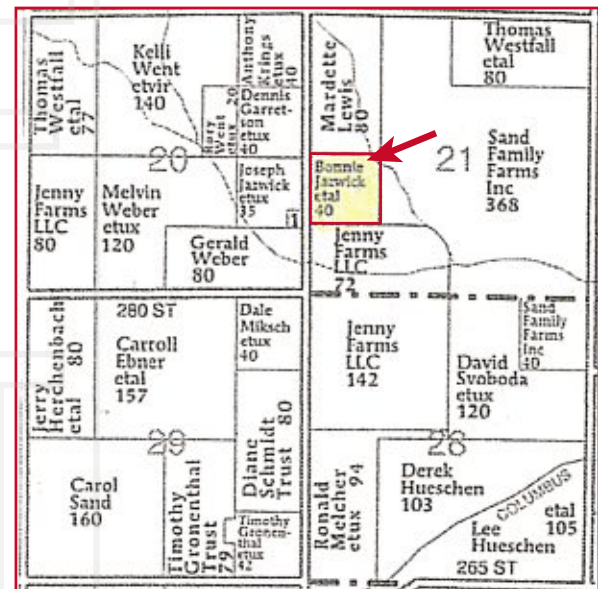
2018 REAL ESTATE TAXES:

Platte Co. (2017 TAXES \$2,313.44).

Seller pays 2018 and prior year taxes.

PLATTE CO. FSA INFORMATION:

40.58 Farmland Acres,
 40.58 Effective DCP Cropland Acres,
 20.70 Corn Base Acres,
 19.88 Soybean Base Acres, 148 Bu. Corn PLC Yield, 45 Bu. Soybean PLC Yield.



SELLERS: Allan Gronenthal, Margery Rollman, Lois Mohrman, Bonnie Jazwick

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

TERMS: CASH, 20% 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 Landlord's possession at Closing and has full possession March 1, 2019.

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 for additional information

BUSS REALTY & AUCTION, LLC

1470-25TH AVENUE - COLUMBUS, NE • Office Phone : (402) 564-7915

CONTACT:

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

Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619 • August Runge; Salesperson 402-276-1265

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