

PLATTE COUNTY LAND OFFERED AT PUBLIC AUCTION

Parcel #1: 160+/- Acres Pivot Irrigated FarmLand
Parcel #2: 160+/- Acres Pivot Irrigated FarmLand

AUCTION DATE:
Thurs. Nov. 7, 2019 1:00 P.M.

AUCTION LOCATION:
Creston Community Center Creston, NE

PARCEL #1 PLATTE COUNTY, NE 160+/- ACRES:

160+/- Acres NE1/4 1-19N-1W Platte County, NE

PARCEL #1 LOCATION:

3 miles south of Creston, NE. Signs are on the property.

PROPERTY DESCRIPTION:

Rolling pivot irrigated cropland with good productive silt loam and silty clay loam soils. Typical for the area.

2019 REAL ESTATE TAXES:

Estimated \$9,792.59.

Seller pays 2019 and prior year taxes.

Buyer pays 2020 taxes.

PLATTE CO. FSA INFORMATION:

153.31 Farmland Acres,
 153.31 Cropland Acres. Base Acres and Yields were combined and will be split if necessary.

IRRIGATION EQUIPMENT & WELL INFORMATION:

1997 Lockwood pivot,
 105 HP electric motor, 1,000 GPM-8 inch well, Ag Sense Field Command for phone control.



PARCEL #2 PLATTE COUNTY, NE 160+/- ACRES:

160+/- Acres SE1/4 1-19N-1W Platte County, NE

PARCEL #2 LOCATION:

3.5 miles south of Creston, NE. Signs are on the property.

PROPERTY DESCRIPTION:

Rolling pivot irrigated cropland with good productive silt loam and silty clay loam soils. Good quality cropland.

2019 REAL ESTATE TAXES:

Estimated \$9,792.59, Seller pays

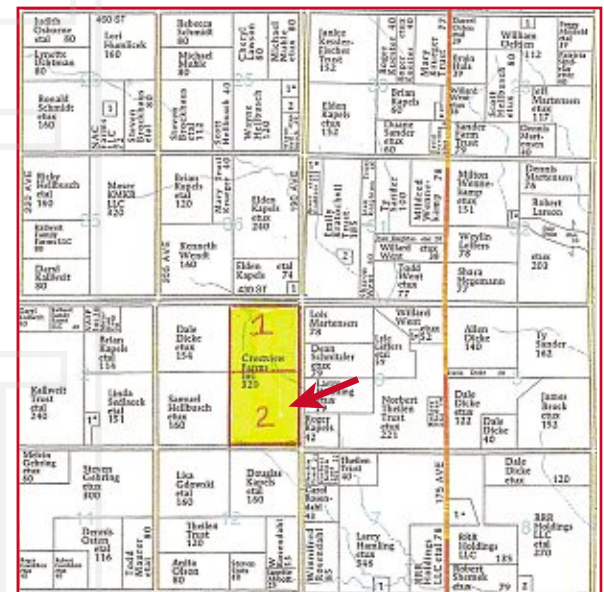
2019 and prior year taxes. Buyer pays 2020 taxes.

PLATTE CO. FSA INFORMATION:

157.73 Farmland Acres,
 157.73 Cropland Acres. Base Acres and Yields were combined and will be split if necessary.

IRRIGATION EQUIPMENT & WELL INFORMATION:

1974 Lockwood pivot, 135 HP electric motor, 1250 GPM-8 inch well, Ag Sense Field Command for phone control.



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: Partial Survey will be completed by Sellers.

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.

SELLERS: Lee & David Larson

Tessendorf & Tessendorf, PC
 Attorneys at Law

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



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