

# 80+/- ACRES PLATTE COUNTY

# PIVOT IRRIGATED FARMLAND OFFERED AT PUBLIC AUCTION

**AUCTION DATE:**  
Tues. October 29, 2019  
1:00 P.M.

**AUCTION LOCATION:**  
American Legion-Post 84  
2263-3rd Ave. Columbus, NE

## LEGAL DESCRIPTION:

80+/- Acres in S1/2NW1/4 2-17N-1E  
Platte County, NE.

## LAND LOCATION:

Located Northeast of Columbus, NE within 3 Miles.  
3.5 Miles North of ADM Corn Plant, on East 29th Ave.

## PROPERTY DESCRIPTION:

Gently rolling pivot irrigated cropland with silty clay loam and silt loam soils.  
Tract contains a wetland.

## 2018 REAL ESTATE TAXES:

Platte Co. \$2,419.58. Seller pays 2019 and prior years taxes.  
Buyer pays 2020 taxes.

## PLATTE CO. FSA INFORMATION:

77.62 Farmland Acres,  
75.72 Effective DCP Cropland Acres, 64.90 Corn Base Acres,  
120 Bu. Corn PLC Yield. 8.40 Soybean Base Acres, 34 Bu.  
Soybean PLC Yield.

## IRRIGATION EQUIPMENT:

Zimmatic Pivot and all irrigation equipment included. John Deere Diesel  
power unit & tank. Generator for pivot was rebuilt July 2019.

## WELL INFORMATION:

6 inch 500 GPM, 140 ft. deep, pumping level 78 ft.

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

**TERMS:** CASH, \$100,000.00 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.

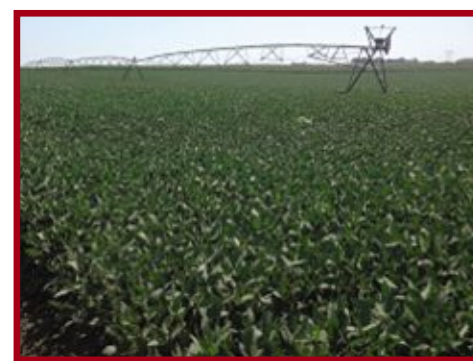
**POSSESSION:** Buyer obtains full possession at Closing.

**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.

**Owners: Lucas & Anna Luckey**

**\*\*View our website at [www.bussauction.com](http://www.bussauction.com) for additional information  
FOR DETAILS, QUESTIONS OR VIEWING THE PROPERTY CONTACT:**



## BUSS REALTY & AUCTION, LLC

'SERVING ALL YOUR REAL ESTATE, AUCTION AND APPRAISAL NEEDS'

1470-25<sup>th</sup> AVENUE - COLUMBUS, NE

Office Phone: 402-564-7915

## CONTACT:

Dave Luckey; Real Estate Broker, Appraiser 402-562-0922  
Brad Luchsinger; Salesperson, Auctioneer 402-910-8619

