

LAND FOR SALE

84+/- ACRES
COLFAX COUNTY, NE
DRY FARMLAND & PASTURE
WITH SPECTACULAR VIEW

LEGAL DESCRIPTION:

84+/- Acres in N1/2SE1/4 EXC. 36.4 Acres TR in NE Corner & SE1/4SE1/4 19-18-3E. All in Colfax County, Nebraska.

LAND LOCATION:

3 Miles North & 3 Miles West of Schuyler, Nebraska.
Signs at the Intersection of RD I & RD 8.

PROPERTY DESCRIPTION:

Listed and Selling as 83.23 Acres with 21.82 Acres of Dry Cropland. Remaining Acres in Rolling Pasture with Good Hard Grass, Few Trees & Several Ponds. Pasture is Cross Fenced and Maintains 25 Pairs for a Typical Grazing Season. Contains Good Productive Silty Clay Loam Soils. Good Access from County Gravel Roads. Add onto your existing unit or purchase for future home site for a **SPECTACULAR** view.

2019 REAL ESTATE TAXES:

Colfax Co.\$3,199.36 . Seller pays 2019 Real Estate Taxes.
If Closing is prior to May 30, 2020 then Buyer Pays 2020 Real Estate Taxes.

PLATTE CO. FSA INFORMATION:

84.20 Farmland Acres,
21.82 Effective DCP Cropland Acres, 19.50 Corn Base Acres,
171 Corn PLC Yield.

Owners: Ron & Joannell Klug

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: Buyer obtains full possession with Closing prior to May, 30, 2020.

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.

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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