

279+/- STANTON COUNTY PIVOT IRRIGATED & DRY CROPLAND ACRES OFFERED AT

# PUBLIC AUCTION

WITH ONSITE AND/OR ONLINE BIDDING

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## AUCTION DATE:

MONDAY, NOV. 23, 2020  
1:00 PM

## AUCTION LOCATION:

FAIR PLAY GOLF COURSE CLUB HOUSE  
55427 837TH ROAD | NORFOLK, NE

### LAND LOCATION:

Go South of Norfolk, NE on HWY 81. Go East on 837th Road for 3 1/4 - 4 miles and look for 3 signs on the South, East & North side of the property.

### 2019 REAL ESTATE TAXES:

Stanton Co. \$19,975.68. Seller pays 2020 and prior years taxes. Buyer pays 2021.

### PROPERTY DESCRIPTION:

Selling 279+/- Acres of which approximately 185 Acres is pivot irrigated cropland, 75 Acres dry cropland, 5 Acres CRP. Irrigated with 3 pivots and 3 registered irrigation wells. CRP runs through 2026 with payment of \$196.78/Acre. Contains a combination of soils primarily productive Class II & III soil types. Also includes 2 grain bins and farm utility shed. Does not include acreage or 5 Acres which will be surveyed out in the Southeast corner.

### ON SITE LAND VIEWING:

Saturday, November 7, 2020 (1-3PM)

### STANTON CO. FSA INFO:

284.21 Farmland Acres, 265.82 Effective DCP Cropland Acres, 224.4 Corn Base Acres, 119 Bu. Corn PLC Yield, 39.7 Soybean Base Acres, 40 Bu. Soybean PLC Yield. Tract does not contain a wetland.

### LEGAL DESCRIPTION:

Pt SE1/4 18-23-1E (Inc Lot #2, Robert (Dahlkoetter's LS-74.63 Ac) Elkhorn Precinct 154.63 Acres E1/2NE1/4 18-23-1E Elkhorn Precinct 80 Acres. Lot 3 Robert Dahlkoetter 2nd lot split of the S1/2SW1/4 18-23-1E Elkhorn Precinct 49.50 Acres. Less 5 Acres in the Southeast corner that will be transferred to Dean Dahlkoetter. All in Stanton County, NE. Total of 279+/- Acres.

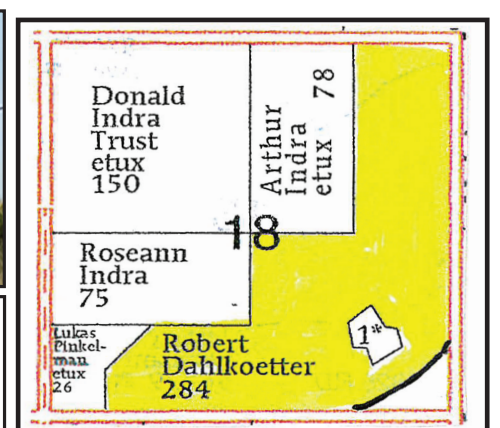
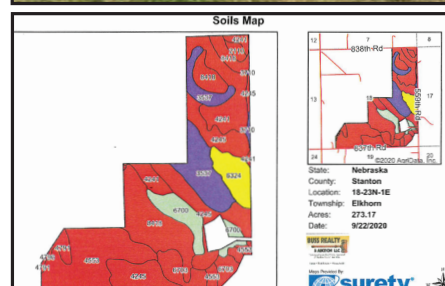
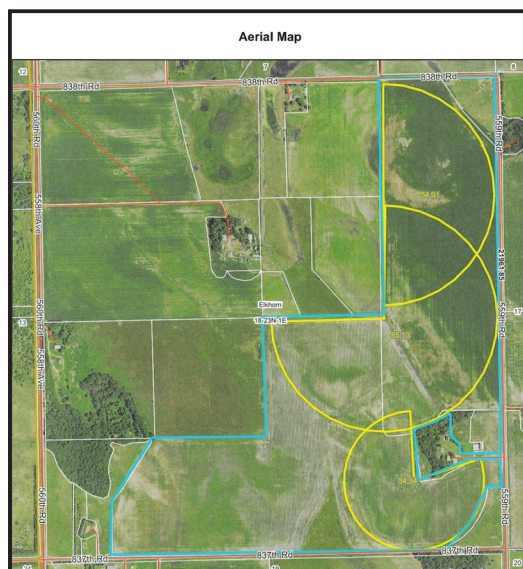
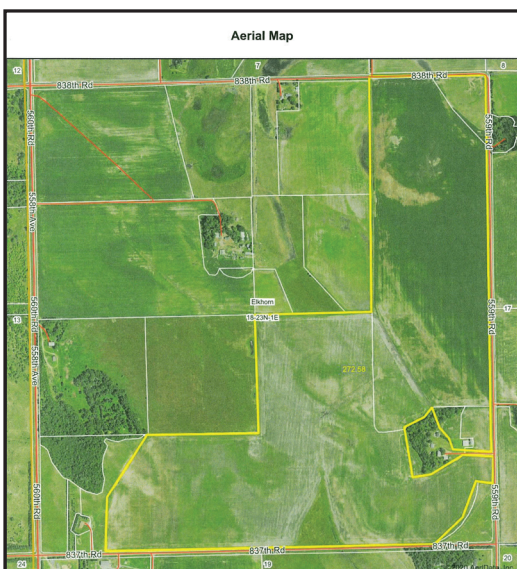
## ESTATE OF ROBERT DAHLKOETTER

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

**TERMS:** 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:** Landlord possession from Closing to March 1, 2021. Full possession after March 1, 2021.

**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.



\*\*View our website at [www.bussauction.com](http://www.bussauction.com) for On-Line Bidding Terms and Conditions, to pre-register for On-Line Bidding, and also to view Drone video of the property. On-Line Bidding for this On-Site Auction will begin one hour before. Auction start time, at 12 noon, and will continue until auctioneer closes the Auction. **For additional information CONTACT:**

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[www.bussauction.com](http://www.bussauction.com)  
1470 25th Avenue | Columbus, NE

**BRAD LUCHSINGER**  
Salesman | Auctioneer  
402.910.8619

**DAVID LUCKEY**  
Broker | Certified Appraiser  
402.562.0922

