

PUBLIC AUCTION

195+/- ACRES PLATTE COUNTY



TUESDAY, NOVEMBER 22, 2022
1:00 PM

AMERICAN LEGION-POST • 2263-3RD AVENUE • COLUMBUS, NE

ONLINE, LIVE, & PHONE BIDDING

www.bussauction.com

AUCTIONEER'S COMMENT

An excellent opportunity to purchase 195 +/- irrigated cropland acres in a great Platte County location in a strong farming area.

LAND LOCATION:

Go 1.5 Miles North of Hwy 30 on East 44th Avenue or 1.5 Miles North of Behlen Mfg Co. Only 2.5 Miles from ADM Corn Plant.

PLATTE CO. FSA INFO:

195+/- Farmland Acres, 194.5 Cropland Acres, 82.6 Corn Base Acres, 82 Soybean Base Acres, 169 Bu. Corn PLC Yield, 53 Bu. Soybean PLC Yield, 184.52 Certified Irrigated Acres

LEGAL DESCRIPTION:

Part of NW $\frac{1}{4}$ & N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ 12-17-1E
Platte County, Nebraska
Does not include acreage or driveway.

2022 ESTIMATED REAL ESTATE TAXES:

Platte County \$15,773.00. Seller Pays 2022 and Prior Years Taxes. Buyer Pays 2023.

BIDDING INFORMATION

The Live Auction will be held between 1:00 and 1:30 PM CST on November 22, 2022. On-Line bidding will open on November 15, 2022 and run through the time of the Live Auction. The Auctioneer will announce during the Live Auction when the bidding is over and the sale is complete. At close of Auction the SALE IS FINAL. Buss Realty & Auction, LLC is not responsible for on-line technical or other bidding problems. If problems occur during on-line bidding please call Brad at 402-910-8619 or Dave at 402-562-0922.

IRRIGATION EQUIPMENT INFORMATION

After the sale of land offered 'AT AUCTION' the new buyer has the option to buy existing irrigation equipment from previous renter, or install their own irrigation equipment, with renter removing his irrigation equipment on or before April 1, 2023. See www.bussauction.com for irrigation equipment list owned by renter.

OWNER: ELDON ASCHE REVOCABLE TRUST

ATTORNEY: THOMAS M. MAUL - DVORAK LAW GROUP, LLC

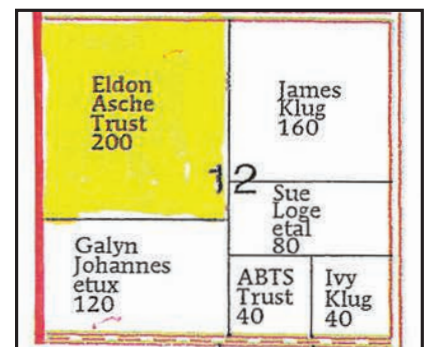
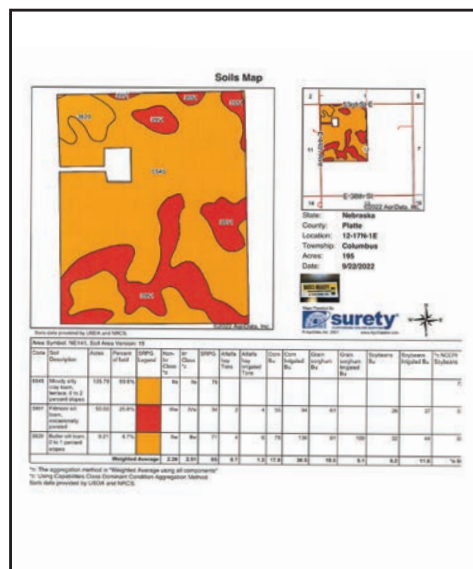
CLOSING: On or before December 30, 2022, or as otherwise agreed by the parties.

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: Seller retains 2022 crop and cash rent. Buyer has full possession at closing, subject to equipment removal rights of tenant, and for 2023.

SURVEY: Acreage has been surveyed off. If additional 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 for On-Line Bidding Terms and Conditions, to pre-register for On-Line Bidding, and also to view Drone video of the property. For additional information CONTACT:

BUSS
Realty & Auction, LLC

Call us today! 402.564.7915
www.bussauction.com
1470 25th Avenue | Columbus, NE

BRAD LUCHSINGER
Salesman | Auctioneer
402.910.8619

DAVID LUCKEY
Broker | Certified Appraiser
402.562.0922

