

# 115+/- ACRES IRRIGATED CROPLAND PLATTE COUNTY LAND FOR SALE

**BY APPOINTMENT ONLY**

## IRRIGATION INFORMATION

Approximately 10 year old 10 tower T-L pivot, 100 hp electric motor, 8 in. Well, 900gpm, drilled in 2013.

## PLATTE CO. FSA INFO:

Tract is combined with other land.  
Will be split after the sale.

## 2023 ESTIMATE REAL ESTATE TAXES:

Platte County \$5,639.16. Seller pays 2023 and prior years taxes. Buyer pays 2024.

**SELLER - GREG WILKE**

**BUSS**  
Realty & Auction, LLC

**BRAD LUCHSINGER**  
Salesman | Auctioneer  
**402.910.8619**

**DAVID LUCKEY**  
Broker | Certified Appraiser  
**402.562.0922**

**CLOSING:** 30 days from signing of the purchase agreement or sooner when agreed by both parties.

**TERMS:** 10% non-refundable Down Payment upon day of signing 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 2023 crop and cash rent. Buyer has full possession at closing and for 2024.

**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.

## LEGAL DESCRIPTION:

Part of SE 1/4 28-17-3 Platte  
County, Nebraska

## LAND LOCATION:

Go 3 Miles South of Monroe, NE then  
3 Miles West on 197th St.  
and 1 Mile South on 415th Ave.

## PROPERTY DESCRIPTION:

115+/- Acres irrigated cropland with pivot, electric well & gearhead included. Has access to organic fertilizer. Good producing farm with organic potential.

**BUSS**  
Realty & Auction, LLC

Call us today! 402.564.7915  
[www.bussauction.com](http://www.bussauction.com)  
2468 18th Avenue | Columbus, NE



**VIEW LAND BY APPOINTMENT ONLY:**

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**DAVE LUCKEY - 402.562.0922**