

BY APPOINTMENT ONLY

IRRIGATION INFORMATION

Approximately 2 year old 7 tower zimmatic pivot, 60 hp electric motor, 8 in. Well drilled in 1991, 900 gpm.

PLATTE CO. FSA INFO:

133.92 Cropland acres, 51.9 Corn base acres, 2.56 Soybean base acres, 168 bu. Corn plc yield, 59 bu. Soybean plc yield.

2023 ESTIMATE REAL ESTATE TAXES:

Merrick County \$5,200.84. Seller pays 2023 and prior years taxes. Buyer pays 2024.

SELLER - GREG WILKE

BRAD LUCHSINGER
Salesman | Auctioneer
402.910.8619

DAVID LUCKEY
Broker | Certified Appraiser
402.562.0922

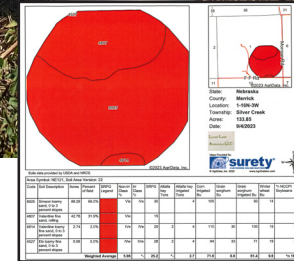
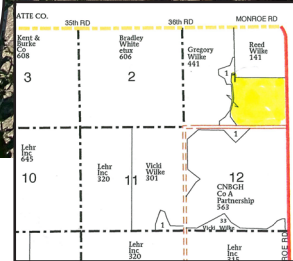
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CLOSING: 30 days from signing of the purchase agreement or sooner when agreed by both parties.
TERMS: 10% non-refundable Down Payment upon day of signing Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing 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.

134+/- ACRES IRRIGATED CROPLAND

MERRICK COUNTY

LAND FOR SALE



LEGAL DESCRIPTION:

Part of SE1/4 1-16-3
Merrick County, Nebraska

LAND LOCATION:

Go 6 miles South of Monroe, NE on Monroe Hwy, then go West on road FF.

PROPERTY DESCRIPTION:

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

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Call us today! 402.564.7915
www.bussauction.com
2468 18th Avenue | Columbus, NE



VIEW LAND BY APPOINTMENT ONLY:

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DAVE LUCKEY - 402.562.0922