

29+/- ACRES GRAVITY IRRIGATED PLATTE COUNTY LAND FOR SALE

**AUCTION IN PERSON &
ADVANCED APPROVAL FOR PHONE BIDS**

IRRIGATION INFORMATION

Approximately 29+/- acres of gravity irrigated cropland. Does not include any irrigation pipe. Has an electric irrigation well.

PLATTE CO. FSA INFO:

30.49 Farmland AC., 30.49 Cropland AC., 30.46 Corn Base AC., 172BU. Corn PLC Yield.

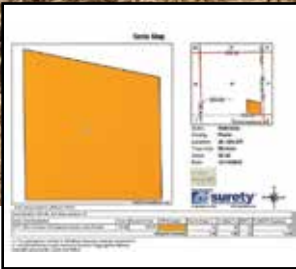
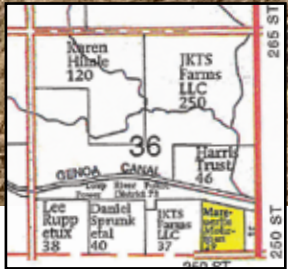
2023 ESTIMATED REAL ESTATE TAXES:

Platte County \$2,613.80. Seller pays 2023 and prior years taxes. Buyer pays 2024.

TERMS:

Property sells subject to a 50/50 2024 crop share lease. Buyer pays 50% of expenses and receives 50% of crop. Buyer gets full possession 1/1/2025.

TRACT 1



**FRIDAY
March 1
AT 1PM
American Legion
2263 3rd Avenue
Columbus, NE**

Photos and more information at www.bussauction.com

LEGAL DESCRIPTION:

Part of SE1/4 SE1/4 36-18-3W
Platte County, Nebraska

LAND LOCATION:

1/2 Mile North of Monroe, Nebraska

AUCTIONEER'S COMMENT:

Here's an opportunity to add on a small tract of good level cropland next to the Loup Canal



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



CLOSING: 90 days from signing of the purchase agreement or sooner when agreed by both parties.

TERMS: 10% non-refundable down payment on day of signing purchase agreement, with balance due at closing approx. 90 days from auction date. 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 gets full possession for 2025. Landlords possession 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.

SELLER: ESTATE OF MARGUERITE MOHRMAN

ATTORNEY: TESSENDORF & TESSENDORF PC ATTORNEYS AT LAW

**AUCTION IN PERSON &
ADVANCED APPROVAL FOR PHONE BIDS**

PLATTE CO. FSA INFO:

16.3 Farmland AC., 16.3 Cropland AC., 12.9 Corn Base AC., 172BU. Corn PLC Yield, 3.40 Soybean Base, 48BU. Soybean PLC Yield

2023 ESTIMATED REAL ESTATE TAXES:

Platte County \$710.12. Seller pays 2023 and prior years taxes. Buyer pays 2024.

TERMS:

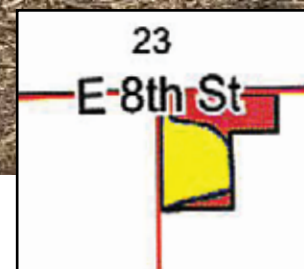
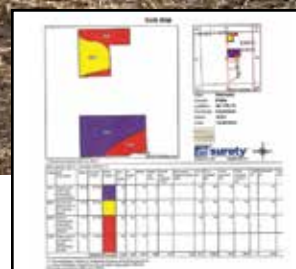
Property sells subject to a 60/40 2024 crop share lease. Buyer pays 40% of expenses and receives 40% of crop except tenant pays all seed cost. Buyer gets full possession on 1/1/2025.

Photos and more information at www.bussauction.com

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17.6+/- ACRES DRY CROPLAND PLATTE COUNTY LAND FOR SALE

TRACT 2



LEGAL DESCRIPTION:

17.6+/- tract in NW 1/4 NE 1/4 26-17-1E
Platte County, Nebraska

LAND LOCATION:

Along South 8th Street & SE 36th Ave. on the East edge of Columbus, Nebraska. On the East side of ADM corn plant and next to the Loup Canal

PROPERTY DESCRIPTION:

Dry cropland just East of ADM corn plant and on the South side of 8th Street next to the Loup Canal. Small tract of dry cropland with productive soils, with development potential

CLOSING: 90 days from signing of the purchase agreement or sooner when agreed by both parties.

TERMS: 10% non-refundable down payment on day of signing purchase agreement, with balance due at closing approx. 90 days from auction date. 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 gets full possession for 2025. Landlords possession 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.



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21.8+/- ACRES OF DRY CROPLAND PLATTE COUNTY

LAND FOR SALE

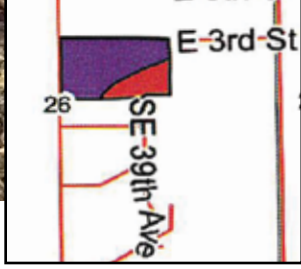
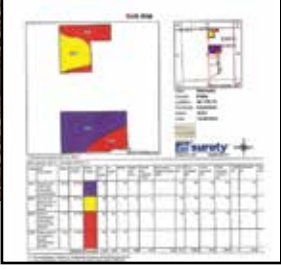
**AUCTION IN PERSON &
ADVANCED APPROVAL FOR PHONE BIDS**

PLATTE CO. FSA INFO:
24.42 Farmland AC., 24.42 Cropland AC.,
16.9 Corn Base AC., 172BU. Corn PLC Yield,
6.90 Soybean Base, 48BU. Soybean PLC Yield

2023 ESTIMATED REAL ESTATE TAXES:
Platte County \$804.76. Seller pays 2023
and prior years taxes. Buyer pays 2024.

TERMS:
Property sells subject to a 60/40 2024 crop share lease.
Buyer pays 40% of expenses and receives 40%
of crop except tenant pays all seed cost.
Buyer gets full possession on 1/1/2025.

TRACT 3



FRIDAY
March 1
AT 1PM
American Legion
2263 3rd Avenue
Columbus, NE

Photos and more information at
www.bussauction.com

CLOSING: 90 days from signing of the purchase agreement or sooner when agreed by both parties.

TERMS: 10% non-refundable down payment on day of signing purchase agreement, with balance due at closing approx. 90 days from auction date. 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 gets full possession for 2025. Landlords possession 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:

13.09 Acre tract in SW1/4 NE1/4 and lots 5, 6, 7, & 8 BLK F and lot 10 & 11 BLK E in Riverdale sub. dev. Columbus, NE. All in 26-17-1E Platte County, Nebraska. 21.8+/- total acres in tract #3

LAND LOCATION:

Along South 8th Street & SE 36th Ave. on the East edge of Columbus, Nebraska. On the East side of ADM corn plant and next to the Loup Canal

PROPERTY DESCRIPTION:

Approximately 21.8+/- acres of dry cropland just East of ADM corn plant and on the South side of 8th Street next to the Loup Canal. Small tract of dry cropland with productive soils. Part of this has been sub-divided into 6 lots ranging from 1 to 2 acres per lot. Development potential.



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SELLER: ESTATE OF MARGUERITE MOHRMAN

ATTORNEY: TESSENDORF & TESSENDORF PC ATTORNEYS AT LAW

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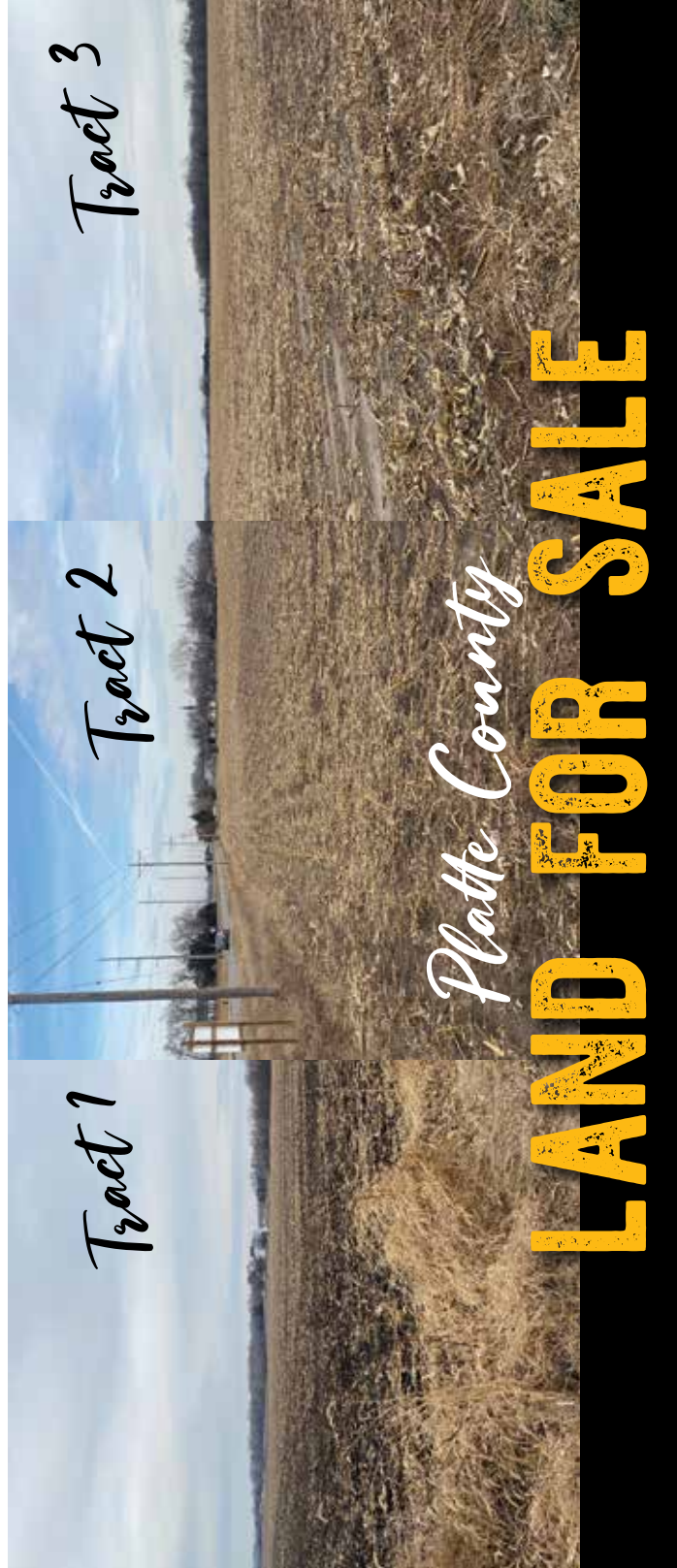


Realty & Auction, LLC
2468 18th Avenue
Columbus, NE 68601

SELLER:
MARGUERITE MOHRMAN
FRIDAY, MARCH 1 AT 1 PM
AMERICAN LEGION
2263 3RD AVE.
COLUMBUS, NE

▲ **BRAD LUCHSINGER**
Salesman | Auctioneer
402.910.8619

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



Platte County

LAND FOR SALE

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