

80+/- ACRES BUTLER COUNTY

CROPLAND FOR SALE

WITH ONSITE AND/OR ONLINE BIDDING
POWERED BY EQUIPMENT FACTS
WWW.BUSSAUCTION.COM

AUCTION DATE/LOCATION:

LIVE IN PERSON AUCTION BEGINS
MONDAY, DECEMBER 8 AT 1 PM

REG'S 7 MILE
JCT. HWY 81 & 64, COLUMBUS, NE

MUST REGISTER TO BID ONLINE!



DRONE VIDEO & MORE INFO HERE



LAND LOCATION:

2 Miles East and 1 3/4 Miles North of Bellwood, NE. Entrance to the property is shared with adjoining land to the South.

LEGAL DESCRIPTION:

N1/2NW1/4 15-16-2
Butler County Nebraska

BUTLER CO. FSA INFO:

79.85 Farmland Acres
78.36 Cropland Acres

2025 REAL ESTATE TAXES:

\$3,809.96 - Seller pays 2025 and prior real estate taxes and buyer pays 2026 and future taxes.

PROPERTY DESCRIPTION:

Good productive level cropland with silty clay loam soils. You can stand on any corner and see the other three. Selling as dry cropland, however 68.40 certified irrigated acres transfer with the land, according to Lower Platte North NRD.

IRRIGATION INFORMATION:

This tract is currently irrigated with a registered irrigation well and center pivot that is on the adjoining land to the south. Seller and agents make no representations as to if the irrigation arrangement can continue. Buyer needs to make arrangements for future irrigation.

SELLER: FIRST UNITED METHODIST CHURCH COLUMBUS, NE

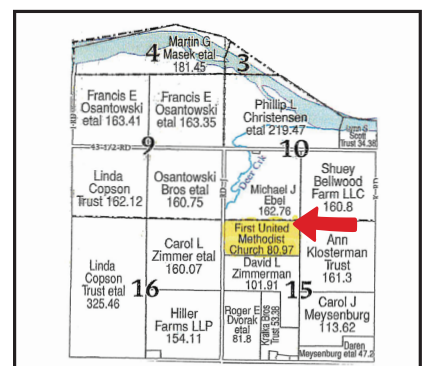
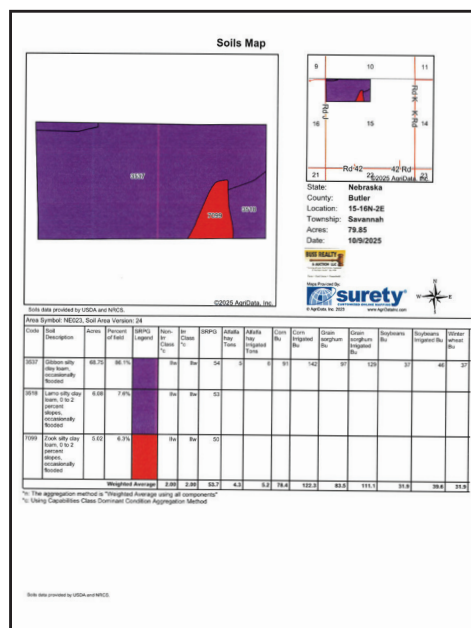
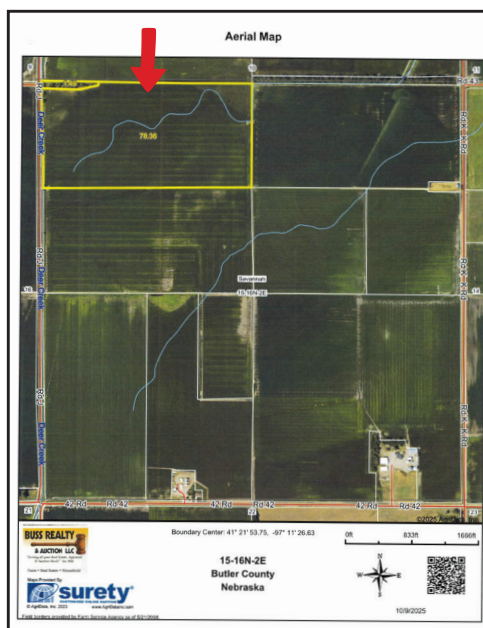
CLOSING: 30 days from signing of the purchase agreement or sooner when agreed by both parties.

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 2025 crop and cash rent. Buyer has full possession at closing and for 2026.

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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