

ONLINE ONLY AUCTION

72.84 ± Acres Colfax Co. Farm

Starting January 21, Ending January 28, 2021 at 1:30 pm

TRACT 1: 72.84 ± Acre Farm

LEGAL: N1/2 SE¼ Section 14, Township 17, North, Range 2, East of the 6th P.M. Colfax Co, NE

PROPERTY: This is a level productive farm.

LAND: 72.84 ± acres (assessor records)

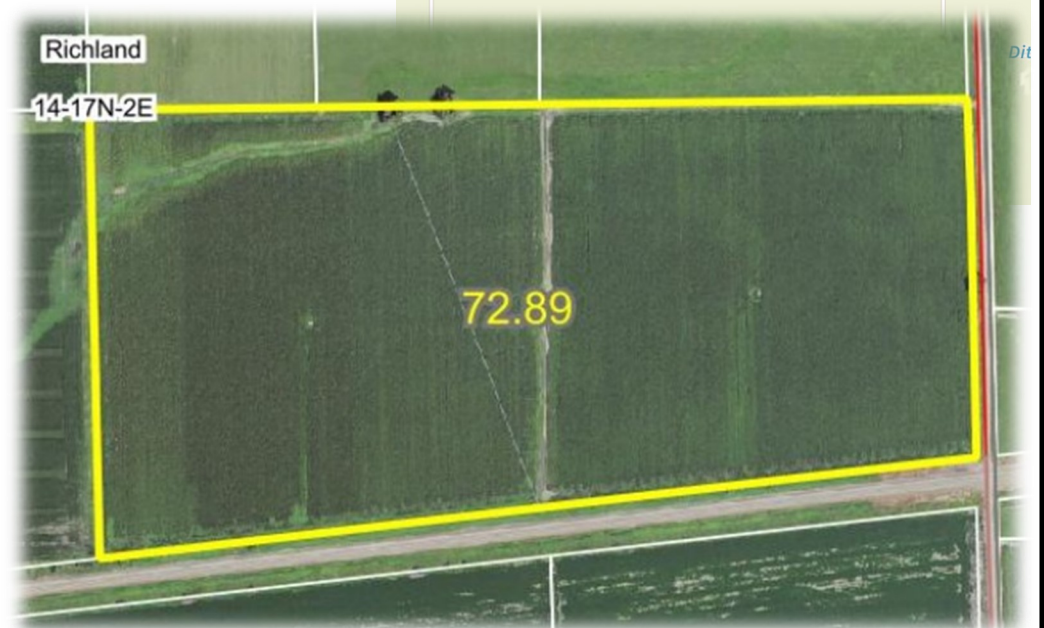
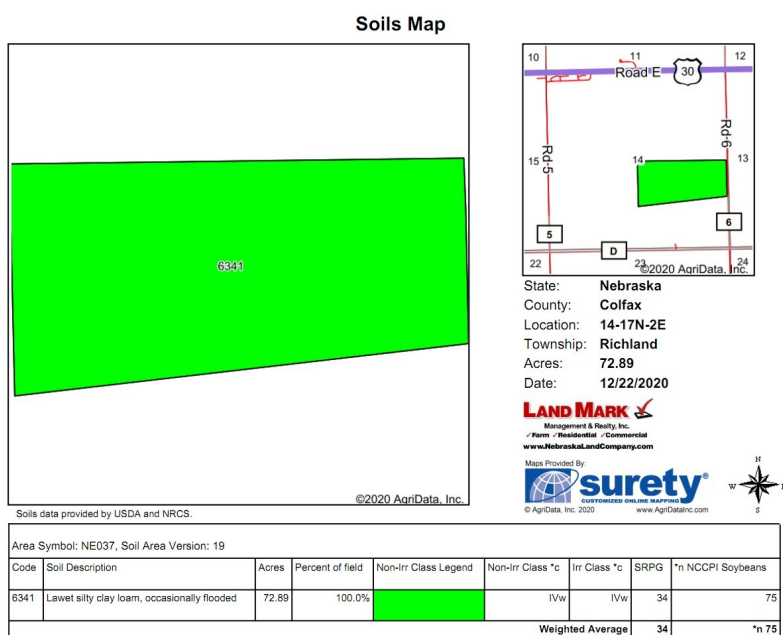
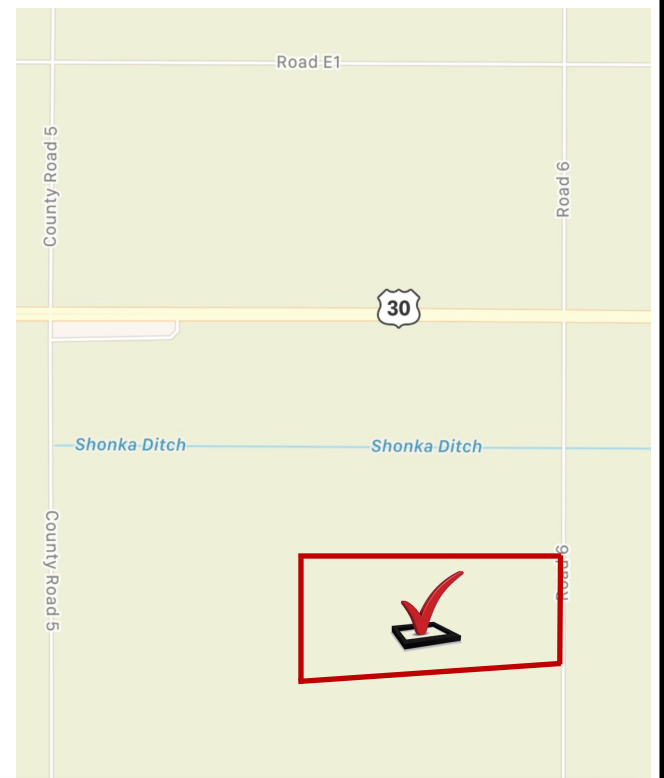
FSA Data: 72.89 Crop acres Corn 72.89 Acres 146 Bushel PLC yield

TAXES: 2020 taxes = \$ 5,681.00

POSSESSION: Full possession March 1, 2021,

LOCATION: 5 miles West of Schuyler (1/2 miles south of HWY 30 & Co Rd 6)

Irrigation Well: G-064403 Drilled 8/26/1980
Test Pumped 600 GPM 90' Deep
6" Western Land Roller Pump
Amarillo Right Angel Gear Drive
(Tenant owns the Pivot and Power unit)



TERMS:

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before March 1, 2021.
- Full possession March 1, 2021.
- Warranty Deed to be furnished by Seller.
- The Seller to pay the 2020 Taxes and all previous years.
- Title Insurance to be provided by Colfax County Title with the cost of the owner's policy to be shared equally between Buyer and Seller.
- All Farm Service Agency (FSA) data is believed to be reliable. The seller does not warranty any final base determinations.
- The sale is not subject to the Buyer's ability to obtain financing.
- The Seller will not be providing a survey of the property.
- The Buyer to sign a purchase agreement at the conclusion of the auction.
- To Bid you must complete a Buyer Registration Approval Form and download our bidding app.

ACKNOWLEDGEMENT OF DISCLOSURE: It is understood that the Broker and all of his licensees are Limited Sellers Agents, and are representing the Seller as a Client and all Buyers as Customers.

ANNOUNCEMENTS MADE DAY OF AUCTION WILL HAVE PRECEDENCE OVER PRINTED MATERIAL AND WILL BE CONTROLLING.

LAND MARK
Management & Realty, Inc.

AH-HA Ranch Inc. - Owner

Agent: Chris Langemeier

800-581-2494

NebraskaLandCompany.com

info@nebraskalandcompany.com