

TWO CASS COUNTY IRRIGATED FARMS

LAND AUCTION

TUESDAY, OCTOBER 29, 2024 • 10:30 AM

Avoca Community Building - 623 House Street, Avoca, NE

Land Will Sell as 2 Tract

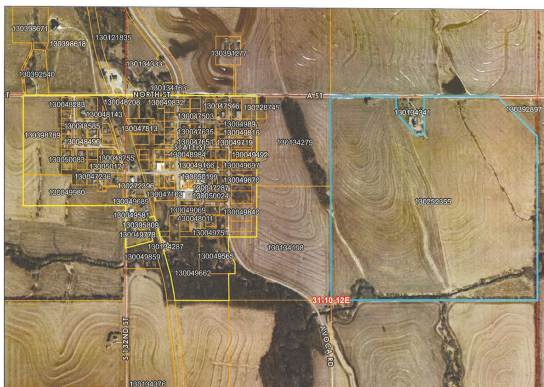
- TRACT 1 -

LEGAL DESCRIPTION: The NE 1/4 (EXCLUDING TL 32 & 34) of Section 31, Township 10 North, Range 12 East of the 6th PM, Cass County, Nebraska containing 153.76 deeded acres

LOCATION & GENERAL DESCRIPTION: From Avoca, Nebraska, proceed ½ mile east on A Street. Property is located on the south side of the road. FSA is showing 137.5 acres in row crop, and 5.17 acres in CRP until September 30, 2026. Farm is terraced with well-established waterways. Farm has a 12 year old center pivot system on it. Pivot pulls water from Weeping Water Creek. The pivot system and pump are powered by a diesel-powered generator that sells along with the pivot and the farm. The farm is bordered on the north by County Road A Street. No buildings sell.

2023 REAL ESTATE TAXES: \$12,166.26. 2024 taxes to be Determined after Subdivision (split of homestead from farm) Cass County Parcel ID #130252355

DCP CROPLAND = Approximately 137.5 acres tillable. 89.6 DCP Base Acres; Corn Base 73.6 acres, PLC Yield 189 bushel; Soybean Base .70 acres, PLC Yield 49 bushel; Wheat Base 15.30 acres, PLC Yield 37 bushel.



- TRACT 2 -

LEGAL DESCRIPTION: The NW 1/4) of Section 33, Township 10 North, Range 12 East of the 6th PM, Cass County, Nebraska containing 160 deeded acres

LOCATION & GENERAL DESCRIPTION: From Avoca, Nebraska, proceed 2½ mile east on A Street, or 1 mile south of Highway #34 and 102nd Street intersection. Property is located on the south side of A Street, and the west side of 102nd Street. FSA is showing 136.26 acres in row crop. Farm is terraced with well-established waterways. Farm has a 12 year old center pivot system on it. Pivot pulls water from Weeping Water Creek. The pivot system and pump are powered by a diesel-powered generator that sells along with the pivot and the farm. The farm is bordered on the north by County Road A Street. No buildings sell.

2023 REAL ESTATE TAXES: \$8,521.64. Cass County Parcel ID #130134422

DCP CROPLAND = Approximately 136.26 acres tillable. 136.26 DCP Base Acres; Corn Base 66.80 acres, PLC Yield 189 bushel; Soybean Base .60 acres, PLC Yield 49 bushel; Wheat Base 13.80 acres, PLC Yield 37 bushel..

METHOD OF SALE: Each Tract will sell in their entirety by Public Auction with Reserve. Tracts will not be conjoined or offered together.

TAXES: Seller shall pay all 2024 taxes. Taxes for 2025 and beyond shall be the responsibility of the Buyer.

TERMS AND CONDITIONS: 10% of total purchase price down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance due shall be paid with a cashier's check at closing. The closing shall be on November 29, 2024. .

POSSESSION: Full possession shall transfer to Buyer upon closing.

TITLE, EASEMENTS AND MINERAL RIGHTS: Seller shall furnish a Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense. All easements filed of record shall be shown on the Title Commitment. A copy of the Title Commitment will be available upon request. All mineral rights owned by the Seller shall be conveyed with the property upon closing.

PROPERTY WILL SELL TO THE HIGHEST BIDDER WITH SELLER'S CONFIRMATION

Announcements from the auction block will take precedence over printed material. Information on printed material, though deemed to be accurate, is not guaranteed.

For questions on the property, or to arrange an inspection, contact Mark Easter at (800) 999-2030 or (402) 297-1212. Please make your financial arrangements before the auction.

SELLER: OTIS BOND ESTATE



Insurance • Real Estate • Auctioneering

EASTER AND ASSOCIATES INC. ACTS AS AGENTS OF THE SELLERS ONLY.

FOR MORE INFORMATION AND PHOTOS,
SEE IT ON THE WEB AT www.goEaster.com



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