

FILLMORE COUNTY FARM FOR SALE

160 +/- Acres

LOCATION: Farm is located from the southeast (SE) corner of Ohiowa, NE at the junction of Road U & Road 21, 3 miles south and 1.5 miles east to the southwest corner of the farm (north side of Road X).

LEGAL DESCRIPTION: Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Five North (5N), Range One (1), all West of the 6th P.M., Fillmore County, Nebraska.

GENERAL DESCRIPTION: This very productive farm currently consists of approximately 73.46 acres (45.9%) of Class I soils, 15.11 acres (9.44%) of Class II soils, 36.79 acres (23.0%) of Class III soils, 30.75 acres (19.2%) of Class IV soils, and 3.79 acres roads. Overall, 80.5% of the acres are considered prime farmland consisting of Crete and Hastings soils. Total cropland acres: 133.12 acres with FSA base acres totaling 132.3 acres of: Corn – 66.15 ac @ 129 bu/ac, Soybeans – 47.34 ac @ 38 bu/ac, Grain Sorghum – 18.81 ac @ 93 bu/ac. Real estate tax for 2017 was \$3,612.34.



TERMS:

Real estate taxes for 2018 and prior years will be paid by Seller. Seller retains ownership of ALL mineral rights & interests. Environmental pre-screening indicated no incident reports found on or within 1/8th mile of subject farm. Tenant owns electric fence and electric pump which will be removed by March 1, 2019. Landlord possession at closing with full possession granted to Buyer on March 1, 2019. Bids shall be submitted by contacting Craig A. Pope or Fred Bruning at 402-353-2555, bidding increments are at the discretion of the Broker with opportunities to raise bids. Immediately upon acceptance of the Buyer's offer, Buyer(s) will enter into a real estate purchase agreement and deposit with the Closing Agent 20% of the purchase price as earnest payment with the balance due at closing in cash, guaranteed funds, or by wire transfer at the discretion of the Closing Agent. Seller or Seller's Agent shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance and escrow closing services will be shared equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing. For more additional sale details call Craig A. Pope at 402-768-3342 or check www.bruningbank.com/services/realestate Bruning Real Estate Agency LLC and its agents represent the Sellers. Acreage calculations and data in this sale bill have been obtained from sources believed to be reliable although their accuracy cannot be guaranteed by the Seller or Seller's agents. We urge prospective buyers to inspect and rely upon their own conclusions.

SELLERS

JEFFREY A. LINDEKUGEL AND
ALLEN C. LINDEKUGEL

CLOSING AGENT

COTTONWOOD TITLE COMPANY
GENEVA, NE 68361

Due to the possibility of incorrect information and typographical errors, the real estate broker, owner, printer, and web designer will not be held responsible for any errors that might appear in this advertisement. However, every effort has been made to describe the sale items accurately.

BRUNING REAL ESTATE AGENCY LLC

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