

FARM LAND AUCTION

Thursday, April 6, 2017

Starting at 10:00 a.m. - Friend Community Building, Friend, NE



This good quality Saline County farm is a 140.46 Acre, Pivot Irrigated parcel, consisting of good productive soils. The farm will sell complete with a 1985 T&L 8 tower pivot system, JD Diesel power unit, 1000 gallon fuel tank, Amirrillo gear head and 8" irrigation well. This equipment was used for the 2016 crop year. The farm is located 1 Mile East and 1/2 mile South of Friend.

Legal: The Southwest quarter of Section 19-8-2, Lincoln Precinct, Saline County, Nebraska. 135.56 Cropland Acres more or less. (Acreage and buildings are NOT included)

Acres: 140.46 Total Acres, (135.56) Cropland, (114.6) Irrigated, (20.96) Dryland, (2.93) Grass, (1.97) Building site

Real Estate Taxes: 2016 \$11,000 (approximately)

FSA Information: **Base acres & Yields:** **Corn** – 58.5 acre base/182 Bushel Yield
Sorghum – 73.0 acre base/82 Bushel Yield
Soybean – 3.3 acre base/54 Bushel Yield

Non-wetland and Non-highly erodible acres. 2016 farm program payment - \$7,734.00.

Attention: This sale DOES NOT include the farm house and buildings on the acreage in the Northwest corner of the farm. The 5.69 acre acreage will be listed for sale at a later date.

TERMS: Buyer will enter into a written purchase agreement day of auction. 10% Earnest Deposit required. Balance Due at closing on or before April 28, 2017. Title Insurance & Closing Fee will be split 50/50 between buyer & seller. Any loan endorsement will be the buyer's responsibility, 2016 & all prior years taxes will be paid by the seller. 2017 taxes will be responsibility of the buyer. Full possession upon closing. This sale is not subject to loan approval, this is a cash sale. Please have your financing in order prior to the auction. The Seller reserves the right to accept or reject any and all bids. All buyers are purchasing this property with all land use regulations and zoning laws of Saline County and the State of Nebraska. No warranties or guarantees are given or implied by the Seller or Real Estate Agent. Lance K. Larsen, Broker is representing the seller. Any announcements made the day of the auction will take precedence over any previously printed material. The information in this advertising has been obtained from sources deemed reliable. There is no reason to doubt it's accuracy by we do not guarantee it. Buyers should rely on their own research. For any questions, please contact the broker.

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NORMAN KOHOUT ESTATE, Owner

Keith Clouse, Personal Representative