

FARMLAND FOR SALE



141 Acres, Saline County, NE
Bids will be accepted until December 26, 2017



LOCATION: 1 Mile West of Friend, NE on US Highway 6

Legal Description: The NW ¼ of Section 22-8-1, Friend Prct. Saline Co., NE; 141.48 Acres more or less.



This pivot irrigated farm includes a Zimmatic 6 Tower Pivot (Power Unit & Fuel Tank NOT Included), The irrigation well, ID #47774 was drilled in 1968, Depth 290', 1,000 Gal. per Minute. This farm has Hwy. 6 & the railroad running through the North end, leaving approx. 12 acres of farmland North of the highway.

Real Estate Taxes: (2016) \$10,972.24
FSA Information: Cropland Acres – 137.41

Base acres & yields:

Wheat – 1.3 acres/34 bu. yield

Corn – 58.1 acres/148 bu. yield

Grain Sorghum – 46.5 acres/97 bu. yield

Soybeans – 28.9 acres/53 bu. yield

This farm contains a wetland or farmed wetland

TERMS: Bids will be accepted until December 26th, 2017. Potential buyers should send their bids to Lance Larsen, P.O. Box 71, Cordova, NE 68330 or call (402) 576-3002 or (402) 641-1348. On December 27th the top 3 bidders will be contacted and given the opportunity to raise their bids. A final decision of acceptance will be made by the Sellers no later than December 31st, 2017. The successful buyer will enter into a written purchase agreement with the seller. A 20% Earnest Deposit will be required, balance due upon closing. Closing to be in January 2018. Title Insurance and Escrow Closing Fee will be split 50/50 between buyer & seller. Any loan endorsements will be the responsibility of the buyer. 2017 and all previous year's real estate taxes will be paid by the Seller. Full possession upon closing.

This sale is NOT subject to loan approval, buyers must have their financing in order prior to entering into the purchase agreement. The Sellers reserve the right to accept or reject any and all bids. All buyers are purchasing the property with all land use regulations and zoning laws of Saline County, and the State of Nebraska. The property sells AS IS, no warranties given or implied. The information within has been obtained from sources deemed reliable. There is no reason to doubt it's accuracy, but we do not guarantee it. Buyers should rely on their own research. Lance K. Larsen is representing the seller in this transaction.

JOHN & PAT HART, Sellers

Lance K. Larsen, Broker
Cordova, NE

402.576.3002 or 402.641.1348

Robert O. Rhodes, Salesman
Exeter, NE

402.266.5338

www.larsensauctions.com