

FARMLAND

FOR SALE

Irrigated 80 Acres, Seward County, NE
Friday, February 28, 2020 at 10:00 a.m.
Goehner Fire Hall, Goehner, NE



Location: This farm is located 1 1/2 miles South & 1 1/2 miles East of the I-80 Goehner Exit #373. Just East of the corner of 350th Road and A Street Road, Seward County, Nebraska

Legal Description: The East 1/2 of the Northwest 1/4, Section 34-10-2 80 Acres more or less.

Real Estate Taxes: \$4,592.18 (2019)

FSA Information: This farms base acres have been combined with other tracts in the past. They will be recalculated for the new owners.

Base Yields: Corn - 146 Bu. Beans - 43 Bu. There are farmed wetlands on this farm.

Easement: This property has an easement granted to TransCanada Keystone Pipeline (Instrument #2018-02117 @ Seward Co. Clerk's Office).

Well Information: Well ID #32258/Register #G-025701. Upper Big Blue, Completion Date 5-3-1966, Depth 203', 9" Column 2009 the bowl assembly was replaced as well as 6 lengths of column. In 2013 added 30' of column. Pump is at 160' level. Pumping approximately 1,000 GPM.

This is a gravity irrigated farm with the well located in the NE corner of the property. There is underground pipe from the well to the center point of the West line. The Gearhead is an Amarillo 60 hp, 1:1 Gear Ration (1994).

This is a good quality Irrigated 80 Acre parcel. For more information or questions, please contact the Broker/Auctioneer.

Terms: Buyer will enter into a written purchase agreement the day of the auction. A 20% Earnest Deposit is required, balance due upon closing. Closing to be on or before March 31, 2020.

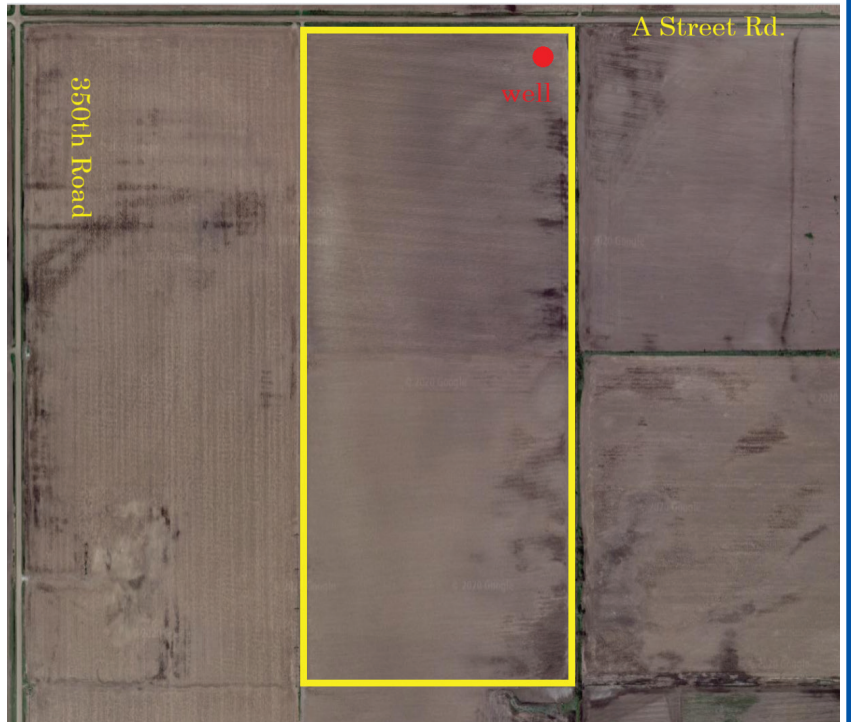
Title Insurance and Escrow Closing Fee will be split 50/50 between buyer and seller. Any loan endorsement will be the responsibility of the buyer. 2019 and all previous years Real Estate taxes will be paid by the seller, 2020 Real Estate taxes will be the responsibility of the buyer. Full possession upon closing. This sale IS NOT subject to loan approval, the Buyers MUST have their financing in order prior to the auction.

All buyers are purchasing the property with all land use regulations and zoning laws of Seward County and the State of Nebraska.

Seller reserves the right to accept or reject any and all bids.

Any announcements made the day of the auction will take precedence over all previously printed material.

The information within has been obtained from sources deemed reliable. There is no reason to doubt its accuracy, but we do not guarantee it. Buyers should rely on their own research. Lance K. Larsen is representing the Sellers.



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