

FARMLAND AUCTION



Dryland 153 Acre Saline County, Nebraska Farm

Thursday December 4th, 2025 1p.m.

Saline Center Hall, 1102 Co. Rd. M, Western, Nebraska

Legal Description:

The Southeast Quarter of Section 9-7-2, (EXCEPT Parcel #26), Monroe Prct., Saline County NE, 153 Acres, more or less.

Real Estate Taxes 2024: \$4,531.74

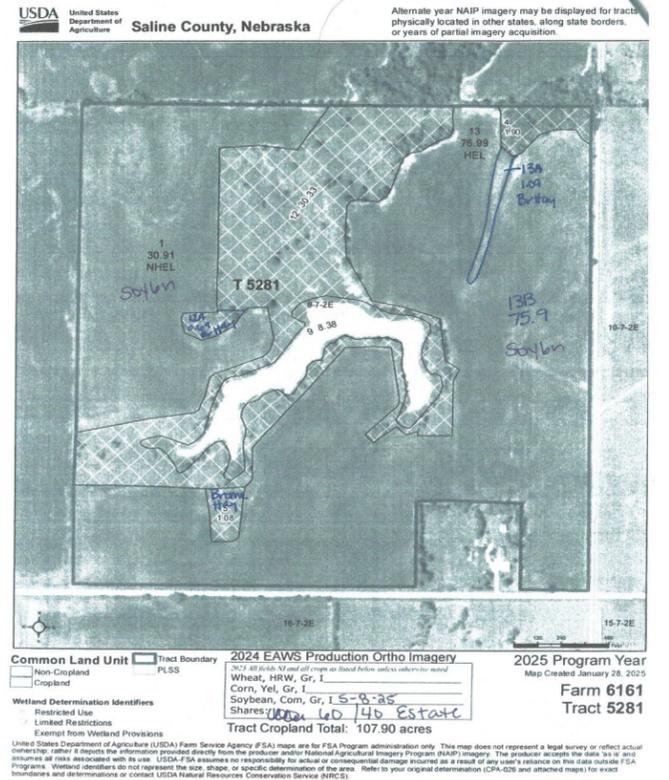
FSA Information: Base Acres: Wheat 14/ PLC Yield 38
Oats 5.70/ PLC Yield 44
Corn 28.10/ PLC Yield 102
Sorghum 35.20/ PLC Yield 89
Soybeans 12.40/ PLC Yield 38



(HEL Field on this tract, Conservation system being actively applied)

Description:

Take the opportunity to look over this Saline County Dryland farm. Located close to several local grain markets. This parcel has approximately 153 Acres of Cropland and Pasture (The acreage located in the SE part of this quarter is NOT included in this sale). Cropland acres approximately 113 and 40 in pasture. The crop acres are mostly level ground, there are (3) terrace drains on the farm with tile to outlets. There is a large pond in the center of the farm surrounded by pasture. The pasture acres are mostly deep draws and hills. There is fencing in place around most of the farm. Please contact the Broker for any questions.



Terms:

The Buyer will enter into a written purchase agreement immediately following the auction. A 10% Earnest Deposit will be required; the balance is due upon closing. Closing will be on or before the 31st of December 2025. Buyer will receive Landlord's possession at closing, full possession will be March 1st, 2026

Title Insurance and Escrow Closing Fee will be split 50/50 between the buyer and seller. Any loan endorsement will be paid by the buyer. 2025 Real Estate Taxes and all previous years will be paid by the seller; 2026 Real Estate Taxes will be the responsibility of the buyer. This sale IS NOT subject to loan approval. Buyers must have their financing in order prior to the auction.

This property sells AS IS and buyers are purchasing the property with all land use regulations and zoning laws of Saline County and the State of Nebraska. Seller reserves the right to accept or reject any and all bids. Any announcements made on the day of the auction will take precedence over all previously printed material.

The information above 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, Broker
is representing the Seller

(402) 576-3002 or (402) 641-1348

www.larsensauctions.com

Elmer Kraus Estate, Seller,
Sheldon Kohout, P.R.

