

LAND FOR SALE

137.07 Acres in Cuming County, Nebraska
Accepting bids now!



Neligh Township: NW1/4 Section 19, Township 23N, Range 7E, Except 7.23 Acres

SELLER: Willie Broekemeier Family

LEGAL DESCRIPTION: NW1/4 Section 19, Township 23N, Range 7E, except a tract containing 7.23 Acres.

LOCATION: From West Point, 7 miles North on Hwy 9 to Co. Rd. P., East on Co. Rd. P for 2 miles to the NW corner of the property.

REAL ESTATE TAXES (2018): \$6,127.12.

FARM INFORMATION: Farmland 132.77; Cropland 94.05; DCP Cropland 94.05; Effective DCP Cropland 94.05; ARC-CO corn, soybean; total base acres – 40.2; Corn – base acreage 20.1, PLC yield – 142; Soybeans - base acreage – 20.1, PLC yield – 39; HEL – conservation system is being actively applied; Wetlands determinations not complete.

SURVEY: Tract 1 will be sold without a survey. If Tract 2 and Tract 3 are purchased separately, a survey will be completed at Seller's sole expense.

TERMS OF SALE: The Property sold by a private auction run by the Broker. Bids will be on three tracts. Bids per acre based upon 137.07 acres for Tract 1; 96.88 acres for Tract 2; and 40.19 acres for Tract 3. Tract 1 consists of all the real estate. Tract 2 is the cropland. Tract 3 is the grassland. The higher of the bid for Tract 1 or the combination of bids for Tract 2 and Tract 3 will be the successful bid(s). Seller has the right to reject all bids. 10% down payment due at execution of Purchase Agreement. Seller to pay all estate taxes assessed 2019 and prior. Buyer shall pay all real estate taxes for 2020 and after. Risk of loss remains with Seller until the date of closing. Title insurance paid as follows: Owner's policy 1/2 by Seller and 1/2 by Buyer. Lender's policy and endorsements paid by Buyer. Property sold "as is" without warranties. Possession delivered on date of closing. Terms of the Purchase Agreement control. Bids shall be accepted immediately. All bidders will be notified of bid status and will have an opportunity to place higher bid. The auction will continue until all individuals who have expressed a desire to bid have declined to place another bid. The identity of bidders will not be disclosed to anyone except Seller, except the identity of the last unsuccessful bidder will be disclosed to the successful bidder.

CLOSING DATE: If Tract 1 is purchased, closing shall occur on or before 30 days after execution of Purchase Agreement. If Tract 2 and Tract 3 are purchased, closing shall take place within 30 days of the completion of the Survey.

FOR MORE INFORMATION, VISIT: www.hoytfarmland.com

CONTACT: Logan J. Hoyt, Broker at Hoyt Real Estate, LLC, (402) 372-2719 to request the Purchase Agreement, request information, or place a bid. Please note: Hoyt Real Estate, LLC shares staff and office space with Donner Law Offices. Ask for Logan.

HOYT REAL ESTATE, LLC

Logan J. Hoyt, Broker
www.hoytfarmland.com
Office: (402) 372-2719