

94.43 Acres Saunders County, Nebraska Land

AUCTION

Tuesday, February 25, 2020 - 10:00 a.m.

at the Ceresco Community Building ~ 217 So. 2ND Street ~ Ceresco, Nebraska

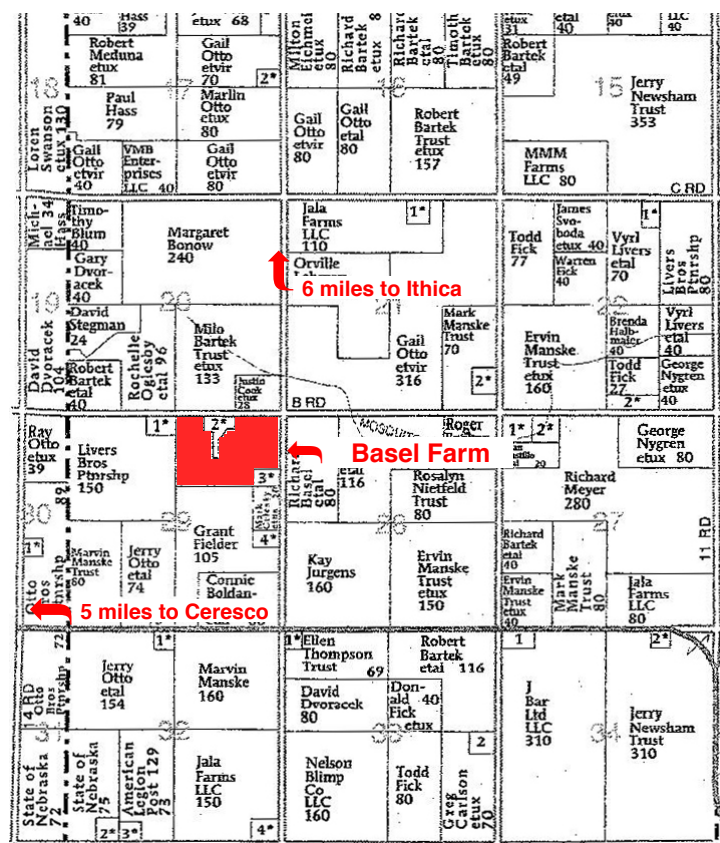
Approximately 97% Tillable

LEGAL DESCRIPTION: N ½ NE ¼ & N ½ S ½ NE ¼ EXCEPT 15.57 acre improved farmstead AND EXCEPT the E 660.5' N ½ S ½ NE ¼ in Section 29, Township Thirteen North, Range Eight, East of the Sixth P.M., Saunders County, Nebraska - 94.43 acres more or less.

LOCATION: Farm is located 5 miles East of Ceresco, Nebraska along "A" Road to "13" Road then 1 mile North to the Northeast corner of the farm.

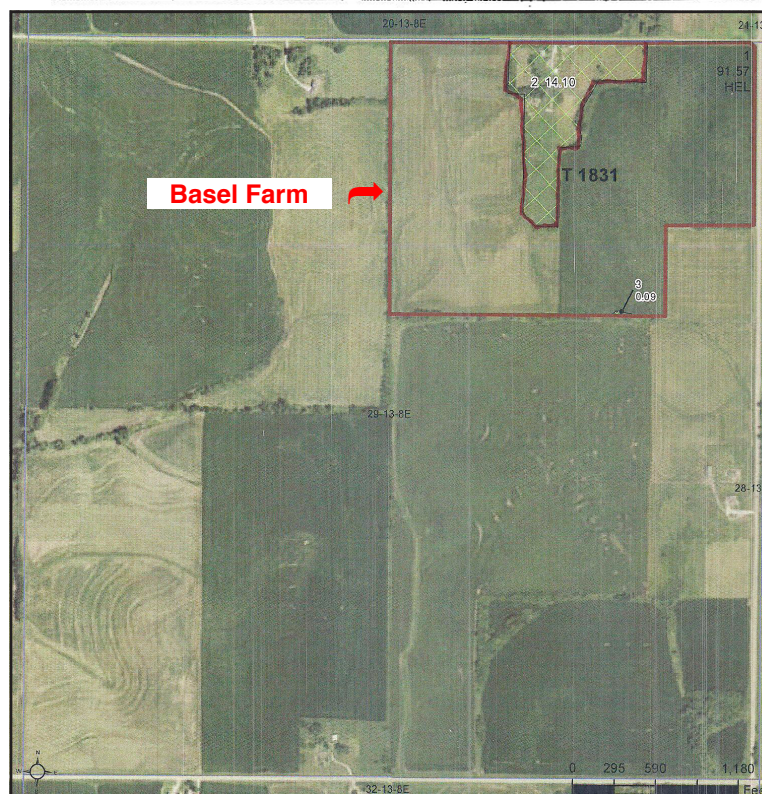
GENERAL DESCRIPTION: This land is nearly level to gently rolling land with Yutan, Judson and Aksarben silty clay loam soils. Fertilizer was fall applied by the Frontier Coop for the 2020 cropping season with 175#/acre Anhydrous Ammonia and 1 qt./acre of Nutrisphere applied on the soybean stubble AND 150#/acre of 12-40-0-6.5S-1Zn dry spread on the corn stalks. The fertilizer is included with the sale of the farm at NO additional expense to the buyer. The 2019 real estate taxes amounted to \$6,120.40.

TERMS: Twenty percent down payment due at the signing of the purchase agreement the day of the auction with the balance due in full at the closing of the transaction on or before April 7, 2020. Full Possession will be given to the buyer at the closing of the transaction. The sellers will pay the 2019 and all prior years taxes. Title insurance will be provided with the cost to be divided equally between the buyer and seller. The property will sell subject to the seller's confirmation.



FSA INFORMATION:

91.57 acres DCP cropland with 91.3 Total Base Acres
Corn – 45.65 Base Acres, PLC Yield 120 bushels/acre
Soybeans – 45.65 Base Acres, PLC Yield 38 bushels/acre



Orville H. Basel Estate, Owner

Inquiries or requests for further information & photos go to www.CaspersAuction.com



CASPERS

REAL ESTATE, AUCTIONS
& APPRAISALS

Mark Caspers • Auctioneer & Broker • 402-274-3000