

249 Acres Nemaha County ~ Farm with House & Buildings

LAND AUCTION

Monday, September 14, 2020 - 7:00 p.m.

at the Johnson Community Building on Main Street Johnson, Nebraska

LEGAL DESCRIPTION: The Southwest Quarter, the South Half of the Northwest Quarter and the South Nine acres of the Fractional North Half of the Northwest Quarter ALL Located in Section One, Township Four North, Range Twelve, East of the Sixth P.M., Nemaha County, Nebraska

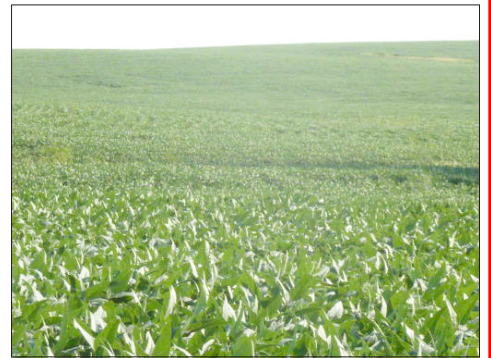
LOCATION: The address of the farm is 62916 725 Road Johnson, Nebraska. The farm is located ½ mile west of Highway 105 at the Martin Luther Church which is 3 miles south of the intersection of Highways 105 & 136.

GENERAL DESCRIPTION: This is an improved 249 acre farm with 221.18 acres DCP Cropland and 7.47 acres of hay land. The improvements consist of a 120+ year old 1,872 square foot, 4 bedroom, wood frame farm house; 51'x93' metal quonset building; 3 grain bins, & 2 barns. The 2019 real estate taxes amounted to \$10,012.02 based on an assessed valuation of \$945,563.00.

TERMS: Twenty percent down payment due at the signing of the purchase agreement the evening of the auction with the balance due in full at the closing of the transaction to be held on or before March 1, 2021. Possession will be given on March 1, 2021. The seller will pay the 2020 and all prior years taxes. Title insurance will be provided with the cost of the owner's policy to be divided equally between the buyer and seller. The 249 acres will sell as a single tract. Seller is willing to cooperate with potential 1031 exchanges with the purchaser to pay any additional costs incurred to facilitate the exchange. The property will sell subject to the seller's confirmation.

The Nemaha County FSA shows the Base & Yield Information as follows:

Corn Base	PLC Yield Corn	Soybean Base	PLC Yield Soybean	Wheat Base	PLC Yield Wheat
58.82 acres	108 bu./acre	76.45 acres	39 bu./acre	17.23 acres	45 bu./acre



Martin Antholz, Owner

AUCTIONEERS NOTE: This land has been in the Antholz family for 5 generations do not miss what could well be a once in a lifetime opportunity to purchase this productive farm located only ½ mile from paved Nebraska Highway 105.



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