559.21 Acres — Nemaha County Nebraska

Four Productive Nemaha County Farms

Monday, November 11, 2024 • 7:00 p.m.

at the Johnson Community Building - Main Street, Johnson, NE

LEGAL DESCRIPTION:

Tract One – NE ¼ 15-5-13 – 160 acres

Tract Two - N 1/2 SW 1/4 & SW 1/4 SW 1/4 EXCEPT County Road 28-5-13 - 119.52 acres

Tract Three – Fractional E ½ NE ¼ & E ½ SE ¼ 2-5-13 – 159.69

Tract Four - NE ¼ NE ¼ & S ½ NE ¼ 11-5-13 – 120 acres **LOCATION:**

Tract One is located southwest of the intersection of 634 Ave. &

Tract Two is located northeast of the intersection of 632 Ave. &

Tract Three is located northwest of the intersection of 635 Ave. and 731 Road.

Tract Four is located southwest of the intersection of 635 Ave. and 731 Road directly across the road to the south from Tract Three.

GENERAL DESCRIPTION:

Tract One – 160 acres with 125.34 acres FSA effective DCP cropland with the remaining acres consisting of pasture, farmstead, small tree lined creek and waterways. The 2023 real estate taxes on this tract are \$5,093.12.

Tract Two - 119.52 acres with 77.06 acres FSA effective DCP

cropland and 40.3 acres of grass and timber. The 2023 real estate taxes on this tract are \$3,058.18.

Tract Three – 159.69 acres with 128.35 FSA effective DCP cropland with the balance in timber and waterways. The 2023 real estate taxes on this tract are \$4,759.30.

Tract Four – 120 acres with 91.28 acres FSA effective DCP cropland with the balance consisting of creek, timber and waterways. The 2023 real estate taxes on this tract are \$3,226.54.

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 December 31, 2024. Possession of the property will be given to the buyer at the

closing of the transaction subject to the terms of the existing tenancy agreements with full possession on March 1, 2025. The seller will pay the 2024 and all prior years real estate taxes. Title insurance will be provided with the cost of the owner's policy to be divided equally between the buyer and seller.

Each tract will sell individually. The property will sell subject to the seller's confirmation.

6ilber	80 6	. 80	Ismith etux	žt.		100 4	Kett etux	2 60	t #3	Yvonne Jeannereto	Nic Rev
E/160 (3)	Wood 5 141.4 (12)	Robbert Smith (rrs)	1	9	Joel S Smith	90	Don Gera era 141.46	ald les	Trac	Albert Simpson Jr. etux/59	Ali Sin
	arold zmann	lan mann etal 160	(3) Raymond Worlen	Gerdes 80	James Badgett ofuxe	G	niel ordes	Edna Serdes 40	:t #4	James Rendleman etux 149.61	Iru Pec et
(s) Lun	even zmann al (Tr.s) Mile to	ugust Vinde thx 18.01	Seiler Frs. 80 Steven Curramann (gramann	Gary Rogge	Adolph Rogge	E+.		Pear Stef (LE)	fens	August Blindel etux 160	Z Jour Har
Sull Eve	lyn Srugge	1,2	Ivan Hansen etal	Tra #-		Harv Roge (LE)	rey 3e etal 155	Kenn Oestm	ann	Gary Mitchell etux	
	st man and and and and and and and and and a	ETGX 10	Oestmann 78.08 DeLynn Behrends	opal Oestm- ann	(10)	111	ge (LE tal	to A	099e 85 Trust	Rogge Trust Hyrtement	Stahl Stahl
iep of	arie oerer al (LE) 55:39	Opal Oestmann (Tr) 77.95	arold e <i>stmann</i> tux 155.88		10 (B)	\$ W	Elber Alber etu	TS S	Stahl, J.	Evan Hansen	Lunzmann
11 Our	ekacke Farms	lentier Inc. 00 1W estmann tux 60	Thomas Heidzig etal 154	Pear Steff		Jame Stef etux	fens	Evely Rogg (Tr)		Theodore 2 Banling etux	4
E.F.Miche	Richard W.c.hard	Oestmann 240 etal 240	Oest oest	mann etux 22	(S) (D) (O) (S)	meth tmann 155.37	Sotratioiz N etux 160	Sciare Eblecs	t Bo	etal 160 2	Joh Ger etu 5
/60 20	Benre	1/120 E	Mildred Serdes tal (LE) 160 arlan ehrends	Henr Bohli (Tr)	160	Kenn	thermon	· 如 5 。	(LE)		Ste Phi etu
ves on this tract are \$3,058,18											

The FSA Shows the BASE & YIELD INFORMATION as Follows:											
		Corn	Soybean	Soybean							
	Corn Base	PLC Yield	Base	PLC Yield							
Tract One	59.8 acres	103 bu/acre	59.8 acres	32 bu/acre							
Tract Two	35.11 acres	105 bu/acre	34.99 acres	35 bu/acre							
Tract Three	43.66 acres	104 bu/acre	43.78 acres	35 bu/acre							
Tract Four	61.39 acres	104 bu/acre	61.57 acres	35 bu/acre							

Petersen & Hippen Families, Owners

Auctioneers Note: This auction offers an excellent opportunity to purchase up to four farms with over 550 acres in relatively close proximity to each other. You need to BE at this auction if you are in the market for productive farmland in southeast Nebraska.



CASPERS REAL ESTATE, AUCTIONS & APPRAISALS

MARK CASPERS · AUCTIONEER & BROKER · 402-274-3000