

559.21 Acres – Nemaha County Nebraska

LAND AUCTION

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 ½ SW ¼ & SW ¼ SW ¼ 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 acres

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. & 730 Road.

Tract Two is located northeast of the intersection of 632 Ave. & 727 Road.

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.

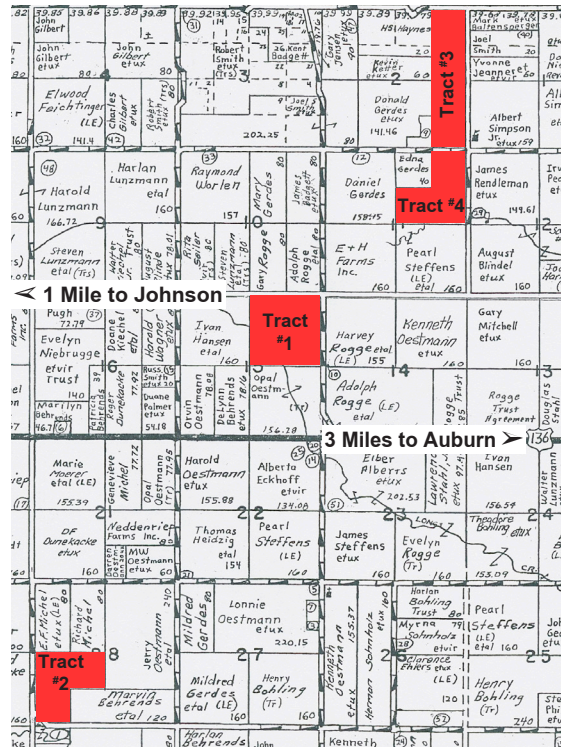
Tract Three – 159.69 acres with 128.35 FSA effective DCP cropland with the balance in timber and waterways. The 2023 real estate taxes on this tract are \$4,759.30.

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.



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.



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