



County Road BB

First State Realty

Lot Size: 156.6 Acre

County: Saline

Listing #: 26054-00521

156 +/- ACRES SALINE COUNTY LAND AUCTION

7 p.m.

Thursday, March 11, 2021

7 p.m.

Location: American Legion Hall, Dorchester, Neb.

FARM LOCATION: From Crete, NE – Take Hwy 33 west to County Road 1900 then go North 4 miles then turn West approx. ½ mile.

LEGAL DESCRIPTIONS: SE ¼ of the NE ¼ of Section 11, Township 8, North Range 3 East, Saline County, Nebraska, & The N ½ of the NW ¼ and Irregular Tract #9 in the SW ¼ of the NW ¼ Section 12, Township 8, Range 3, East Saline County, Nebraska.

SCHOOL DISTRICT: Dorchester 44
2020 TAXES: \$8,765.84



OFFERED IN 3 TRACTS:

Tract 1: 20.27 FSA Farmable Acres
Tract 2: 32.41 FSA Farmable Acres
Tract 3: 71.82 FSA Farmable Acres

FSA INFORMATION:

Total Farm Area: 156.61 Acres
Total Cropland: 124.50 Acres

BASE ACRES:

Corn: 106.90 Acres
Soybeans: 17.60 Acres
Total Base Acres: 124.50 Acres

PLC YIELDS:

Corn: 142
Soybeans: 46

SOIL TYPES: Hobbs, Muir, Butler

IRRIGATION EQUIPMENT: Includes pipe and pipe trailer, gear head and well. *4-tower Valley pivot, irrigation motor and fuel tank is owned by current tenant.*

TERMS OF AUCTION: 10% down day of auction, upon signing the Purchase Agreement, balance due on or before 30 days. Title insurance & closing cost will be split 50%-50% between buyer & seller. We are offering this farm in several different tracts that if bought by multiple parties will be surveyed and the cost will be split 50%-50% between the Buyer & Seller. 2020 and all prior taxes will be paid by the seller. 2021 taxes will become the responsibility of the buyer. All other announcements at the auction take precedence over printed advertising. Darryl Novak, Troy Novak, and United Country First State Realty are representing the sellers in this transaction.

OWNERS: Janet M. Smejdir, Carol J. Smejdir Revocable Trust

KEY FEATURES

- Irrigated Farm for Sale
 - Saline County
- Selling in several tracts
- hobbs, Muir, Butler soil

•156 acres

Saline County Nebraska Farm for Sale



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