

LAND FOR SALE

Owner: Christopher Hartwig

GAGE COUNTY

80.0 ACRES S 1/2 SE 1/4 Section 29-6-5

77.06 Tillable Acres - 2023 Real Estate Taxes \$4,005.78



FSA BASE:

The present FSA bases are 55.5 acres corn with a 131 bushel yield and 18.5 acres soybeans with a 39 bushel yield.

TERMS: 10% paid on day of sale. Balance at closing.

POSSESSION: Full possession at closing.

TAXES: 2024 and all prior taxes will be paid by the sellers.

SALE APPROVAL: Seller reserves the right to accept or reject all bids.

2024 INCOME Seller will receive all 2024 income.

All announcements day of sale take precedence over printed material. The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. The prospective buyer shall verify all information contained herein.

Call The Austin Company for information!



The Austin Company, Inc.

Farm Sales — Appraisals
Management — Crop Insurance
P.O. Box 70 • Milford, NE 68405

Phone: 402-761-3361

Bill White, Broker
Trenton Volkmer, Salesman
Ryan Beebe, Broker

Offices: Milford & Imperial (Insurance Office)