

LAND FOR SALE

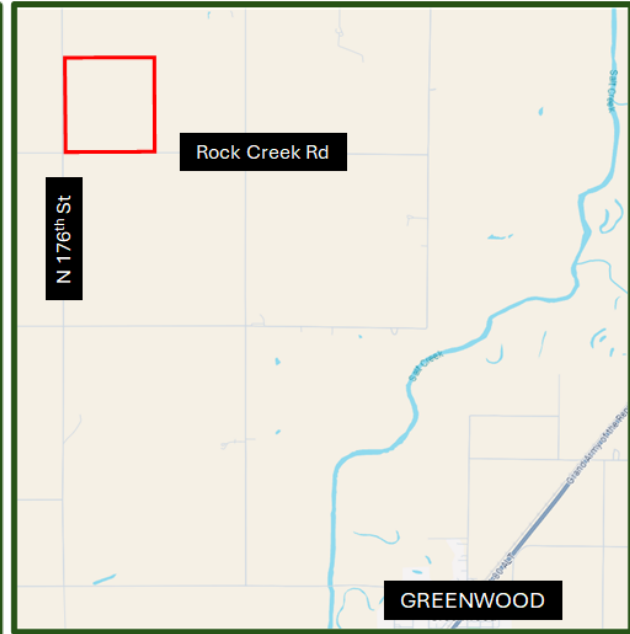
Owner: Timothy Neely

LANCASTER COUNTY

SEALED BID AUCTION:

155.95 ACRES +/- SW 1/4 13-12-8

152.9 Cropland Acres



DESCRIPTION

The farm has a great soil profile for a Lancaster County dryland farm. The present FSA Base acres are 78.1 acres corn with 170 bushel yield and 78.1 acres soybeans with 50 bushel yield. The farm is located on 176th St. and Rock Creek Road which is in close proximity to multiple grain elevators and a soybean processing facility.

SEALED BID PROCESS

Bids must be returned to Austin Co. PO Box 70 Milford, NE 68405 by 5:00 p.m. on December 3, 2024. Final bidding with qualified bidders on December 10, 2024 at 10:00 a.m. at disclosed location.

TERMS:	10% paid on day of sale, December 10, 2024. Balance at closing on or before January 10, 2025.
POSSESSION:	Full possession March 1, 2025.
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

Ryan Beebe, Broker
Bill White, Broker
Trenton Volkmer, Salesman
Offices: Milford & Imperial (Insurance Office)