

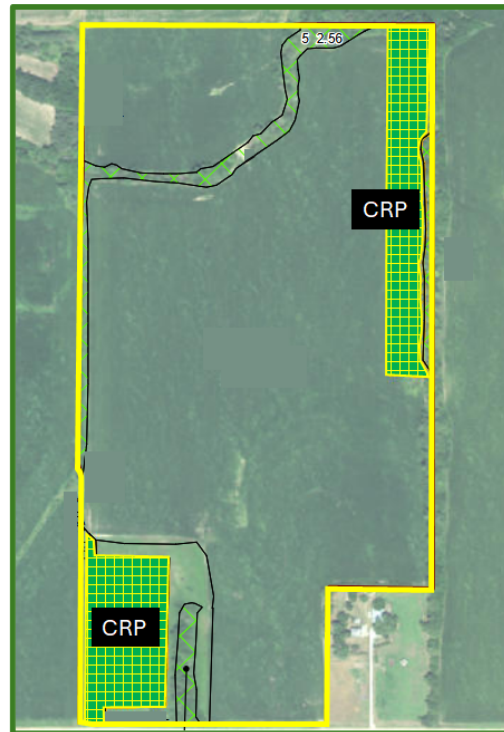
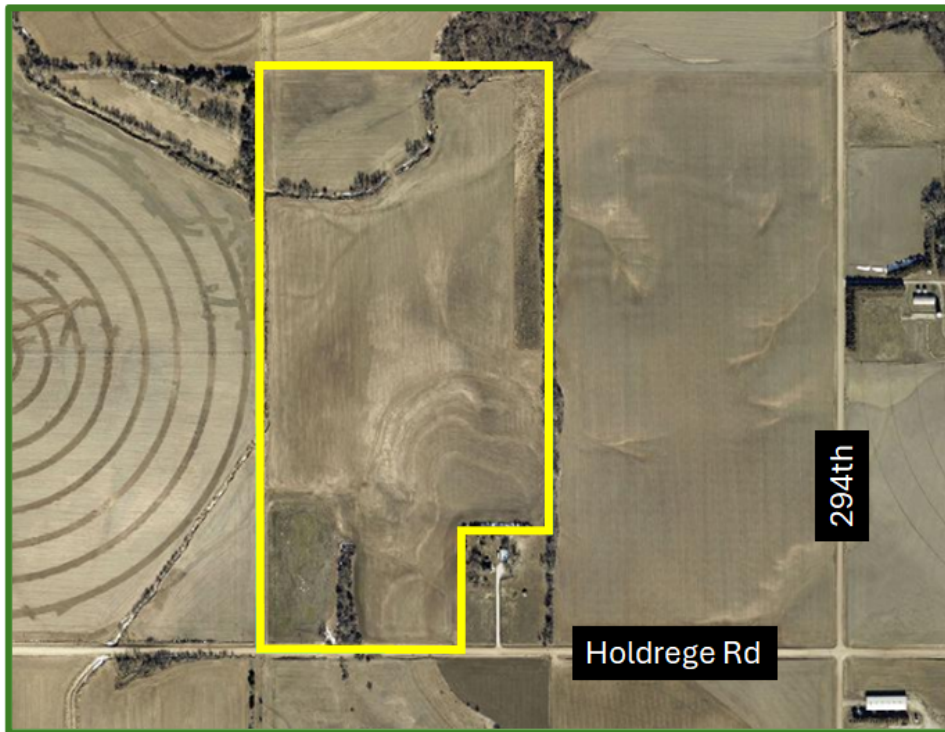
# LAND FOR SALE

## SEWARD COUNTY

**SEALED BID AUCTION:**

**74.98 ACRES Pt. W 1/2 SE 1/4 18-10-3**

**70.27 Cropland Acres - 60.63 Tillable - 8.01 in CRP through 2026 - 1.63 in idle**



### **DESCRIPTION**

The farm is in a great location for grain markets and feed lots. Just north of I-80 and within 3 miles of Ruby Elevator. Average corn production from the last 3 years is 189.0 bushels per acre. FSA base acres are 24.3 acres of corn with 144 bushel yield, 20.4 acres of milo with 79 bushel yield, 9.54 acres of oats with 52 bushel yield and 5.6 acres of wheat with 38 bushel yield. 8.01 acres remain in CRP through September 30, 2026 with an annual payment of \$158/acre.

### **SEALED BID PROCESS**

Bids must be returned to Austin Co. PO Box 70 Milford, NE 68405 by 5:00p.m. on March 7, 2025. Final bidding with qualified bidders on March 12, 2025 at 10:00 a.m. at disclosed location.

<b>TERMS:</b>	<b>10% paid on day of sale, March 12, 2025. Balance at closing on or before April 11, 2025.</b>
<b>POSSESSION:</b>	<b>Full possession at closing, open to farm for 2025.</b>
<b>TAXES:</b>	<b>2024 and all prior taxes will be paid by the sellers.</b>
<b>SALE APPROVAL:</b>	<b>Seller reserves the right to accept or reject all bids.</b>
<b>2025 INCOME</b>	<b>Buyer will receive all 2025 income.</b>

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  
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