

REAL ESTATE AUCTION

480 ACRES OF BOONE COUNTY LAND

FRIDAY, JANUARY 15, 2021 – 10:00 AM

LOCATION OF AUCTION: Petersburg Legion Club (105 N 2nd Street) Petersburg, Nebraska

FARM #1 – 160 ACRE DRYLAND FARM

(The NRD has given approval for an irrigation well on this farm)

LOCATION OF FARM: From Petersburg: 1 Mile North, 1 ½ Miles West, & ½ Mile North.

LEGAL DESCRIPTION: The Northeast Quarter of Section 15, Township 22 North, Range 7 West of the 6th P.M., Boone County, Nebraska.

IRRIGATION: The NRD has given approval for an irrigation well on this farm.

BUILDINGS: None

GENERAL INFORMATION: This farm is gently rolling & nearly 100% tillable.

TAXES: 2019 taxes were \$5,596.90.

FARM #2 – 160 ACRE DRYLAND FARM WITH BUILDINGS

LOCATION OF FARM: From Petersburg: 1 Mile North, 1 ½ Miles West, & 1 Mile North.

LEGAL DESCRIPTION: The Southeast Quarter of Section 10, Township 22 North, Range 7 West of the 6th P.M., Boone County, Nebraska.

IRRIGATION: None

BUILDINGS: Older 1 ½ story 4 bedroom home, 40'x60' machine shed, and several older out buildings. The 8,000 bushel grain bin is not included.

GENERAL DESCRIPTION: This 160 acre farm has approximately 150.23 crop acres with the balance in the building site. The farm is gently rolling with the majority of the soils having a 2 to 6 percent slopes. The buildings sell in "As Is" condition.

TAXES: 2019 taxes were \$6,347.76

FARM #3 – 160 ACRE DRYLAND FARM

LOCATION OF FARM: From Petersburg: 1 Mile West.

LEGAL DESCRIPTION: The Northeast Quarter of Section 27, Township 22 North, Range 7 West of the 6th P.M., Boone County, Nebraska.

IRRIGATION: None

BUILDINGS: None

GENERAL INFORMATION: A 160 acre dryland farm w/ 93.69 acres of cropland and the balance in pasture and trees.

TAXES: 2019 taxes were \$4,199.82.

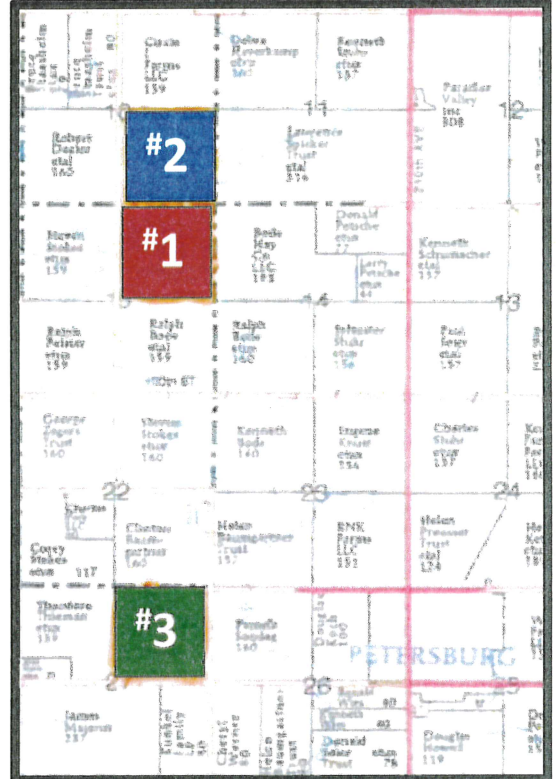
TERMS: 10 percent of the purchase price payable the day of auction with the balance due and payable on February 15, 2021. Buyers will be furnished a title insurance policy with the cost of the owner's policy being split equally between buyer and seller. Warranty deeds will be furnished at closing.

REAL ESTATE TAXES: Sellers will pay the 2020 and all prior real estate taxes. The buyers will assume all the 2021 taxes.

POSSESSION: Full possession of the farm will be given on final closing. Sellers reserve possession of the building site on Farm #2 until March 15, 2021.

FSA INFORMATION: Farms 1 & 2 (combined) 305.36 Crop Acres with a 149.68 acre corn base and 123.59 acre soybean base. Farm #3 has 93.69 crop acres with a 47.45 acre corn base and a 22.33 acre soybean base.

FOR INSPECTION OF THE BUILDING SITE: Contact Randy Dozler at 402-843-6555



RANDALL DOZLER, ROBERT DOZLER, & BERTON DOZLER, JR - OWNER

SALE CONDUCTED BY:
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