

REAL ESTATE AUCTION

280 ACRES OF PIERCE COUNTY LAND

THURSDAY, MARCH 26, 2020 – 10:00 AM

FARM #1 –

80 ACRE CENTER PIVOT IRRIGATED FARM

LOCATION OF FARM: From Meadow Grove:
4 Miles North, 1 Mile West, and 1 Mile North.

LEGAL DESCRIPTION: The South Half of the Southwest Quarter of Section 26, Township 25 North, Range 4 West of the 6th P.M., Pierce County, Nebraska.

IRRIGATION: Buyer will receive a 50 percent interest in the irrigation well, center pivot irrigation system, and electric irrigation motor. (The other 50% interest is owned by the land owner to the North) Reinke 8 tower center pivot & 100 HP Motor.

BUILDINGS: None

FSA INFORMATION: 78.39 crop acres. 5.04 of the crop acres are enrolled in the CRP through 2026 at \$174.05 per acre. 73.26 acre Corn Base with a PLC Yield of 158 Bushel.

TAXES: 2019 taxes were \$3,550.94

FARM #2 –

200 ACRE DRYLAND FARM

LOCATION OF FARM: From Meadow Grove:
5 1/2 Miles North.

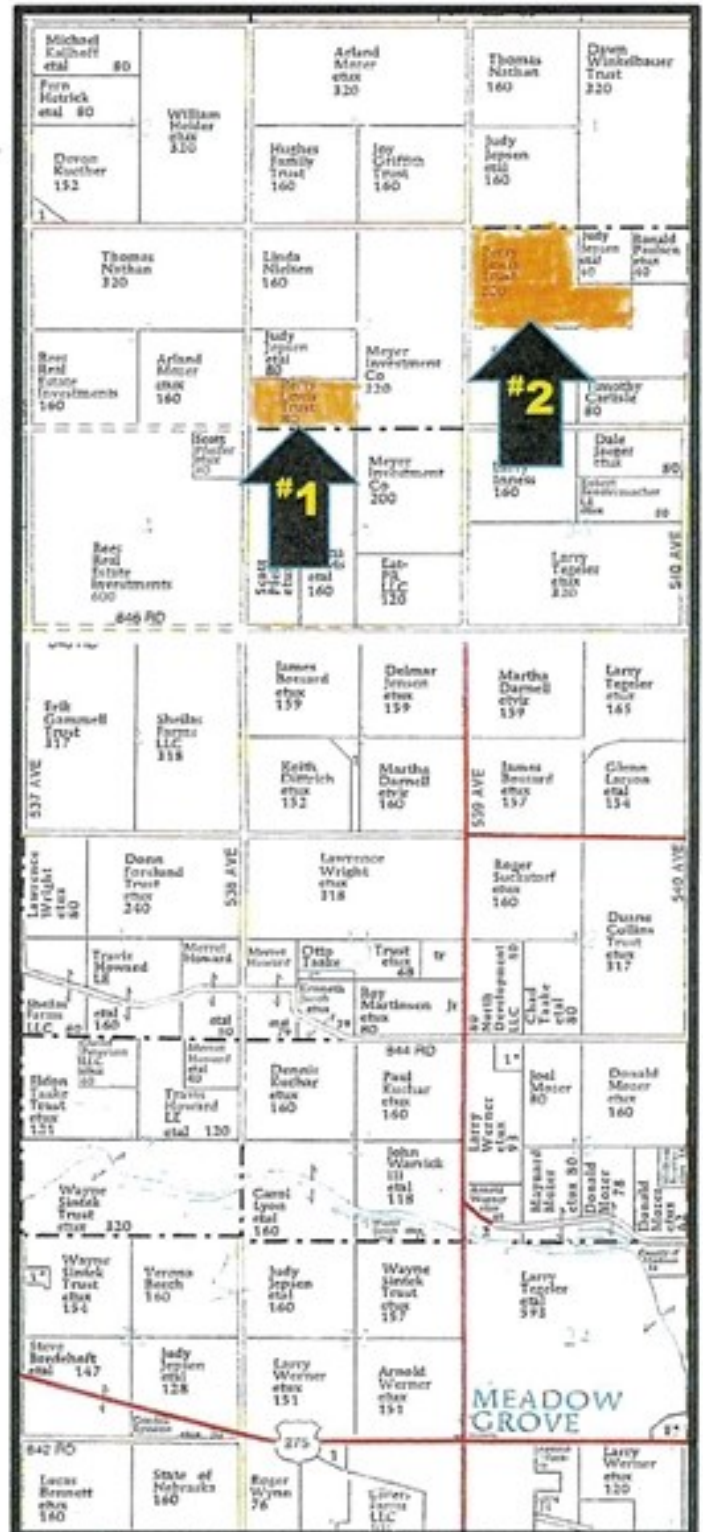
LEGAL DESCRIPTION: The Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 25, Township 25 North, Range 4 West of the 6th P.M., Pierce County, Nebraska.

IRRIGATION: None

BUILDINGS: Small Grain Bin

FSA INFORMATION: 187.61 crop acres. 173.5 Acre Corn Base with a PLC Yield of 110 Bushel.

TAXES: 2019 taxes were \$8,088.98



TERMS: 10 percent of the purchase price payable the day of auction with the balance due and payable on April 27, 2020. Buyers will be furnished a title insurance policy with the cost of the owner's policy being split equally between buyer and seller. A Trustee's warranty deed will be furnished at closing.

REAL ESTATE TAXES: Seller will pay the 2019 & all prior taxes. The buyers will assume all the 2020 taxes.

POSSESSION: Buyer will have possession of the farm for farming purposes immediately on signing of the purchase agreement.

COMMENT: This auction presents an excellent opportunity to purchase either a center pivot irrigated farm or dryland farm. Both farms lie level to gently rolling and are available for spring possession.

JEANNE M. LEWIS REVOCABLE TRUST – OWNER

Perry V. Lewis – Trustee

Dennis Collins Attorney for the Trust

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