



Mid-Continent Properties, Inc.

FARM AUCTION

FEBRUARY 26TH, 2019 1:30pm

WHERE:

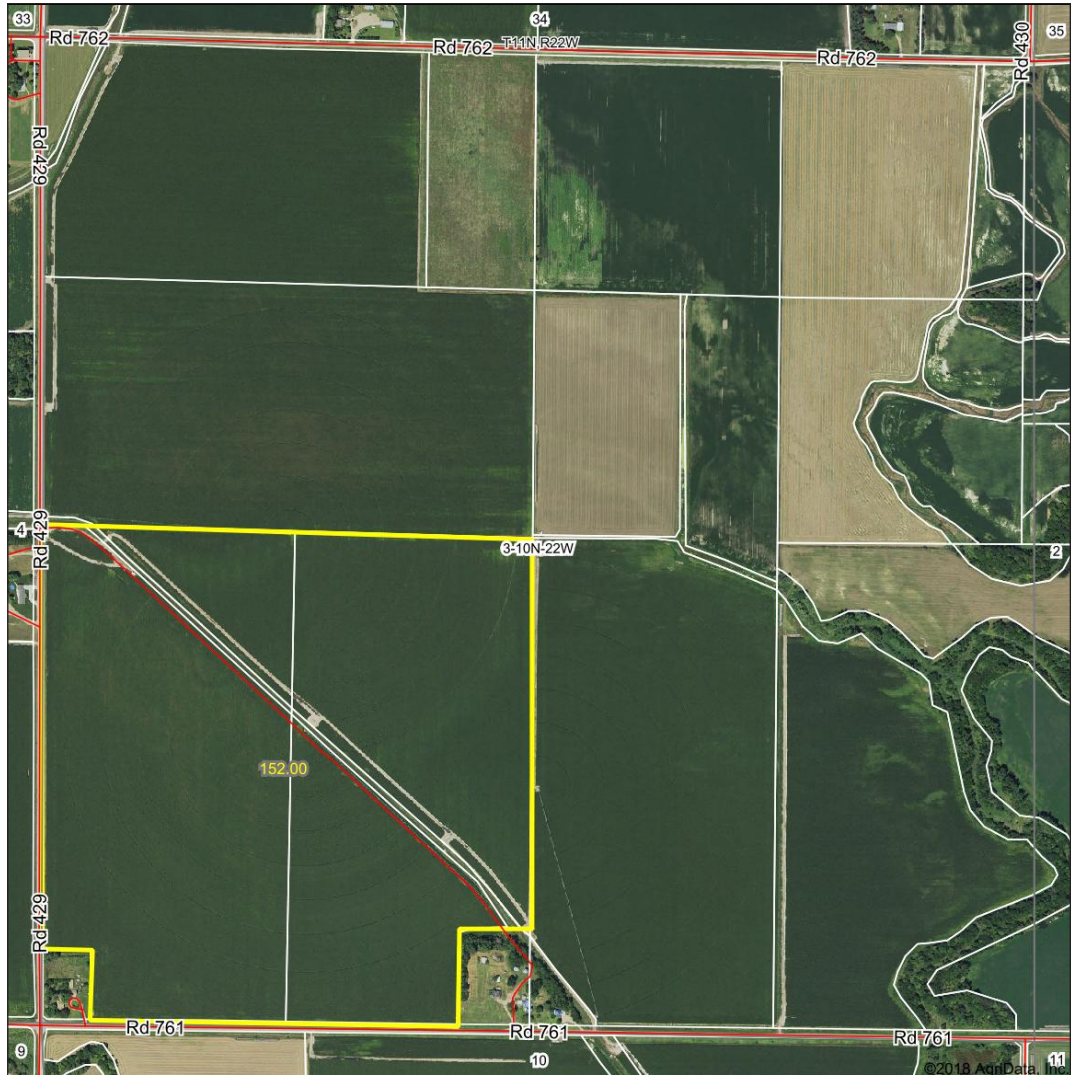
District 22 Event Center
75905 Road 431
Lexington, NE 68850

LEGAL DESCRIPTION:

W $\frac{1}{2}$ SW $\frac{1}{4}$ 3-10-22
E $\frac{1}{2}$ SW $\frac{1}{4}$ 3-10-22
DAWSON COUNTY, NE

OF ACRES:

151.46



For Information Contact:



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Omaha, NE 68154

402.334.0256

ADDRESS/LOCATION:

Northeast corner of Road 429 and Road 761 east of Cozad.

DESCRIPTION:

This farm is located east of Cozad on the old Highway Northwest of Lexington. The entire parcel is open to be farmed or leased by the buyer. The farm has 150 acres of surface water rights, it also has a well which feeds the pivot that will be sold with the farm. The farmstead in the southeast corner has been surveyed off.

AMENITIES:

Hwy/Cty. Rd. Frontage Water Well Irrigated

Pivot with 2 stops, chem valve, REV/panel and CUI warranty until 2020, 2 ditch pumps, diesel power unit, one 10 horse motor with panel, 900 ft. plastic gated pipe included with sale.

ESTIMATED 2018 REAL ESTATE TAXES:

\$11,450.00

WELL: yes

SOIL TYPE: Class 1 and 2

CROP	BASE ACRES	DIRECT YIELD
CORN	117	161
SOYBEANS	18.7	66

(Subject to new farm bill adjustments for base acres & yields.)

TERMS & CONDITIONS: 10% earnest deposit day of auction. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed. Closing to take place within 30 days. Attorney's fees and other closing costs paid by seller. Title insurance and/or Title opinion and fees for recording appropriate deed will be split half Buyer half Seller. Seller to pay 2018 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession at closing. Sale of the property is not contingent upon the ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. This sale is subject to all easements and restriction of record. Property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the Broker, Auctioneer or Seller. All sales are final. AGENCY DISCLOSURE: Eric Geiger is acting as Seller's limited agent and as such, solely represent the Seller in this transaction.

