

Fact Sheet

626 Acre Combination Farm

CRP & Grassland

LAND LOCATED: From Bushnell, Nebraska 5 miles north on Road 17, 2 miles west on Road 44, 1 mile north on Road 13 then 2 miles west on Road 46 to the southeast corner. 7781 Road 46 Kimball County, Nebraska

LEGAL DESCRIPTION: All of Section 28 Twp. 16 N Range 58 West of the 6th PM in Kimball County, NE.

IMPROVEMENTS INCLUDE:

This Country Home is a Single Family Ranch Style Home with 1,196 sq. ft. and basement. House has 3 Bedrooms, 1 bath, utility room and 1 non-conforming bedroom in the basement. It has newer siding, newer furnace, and a recent submersible pump. Nice, secluded location!

Older Farm Buildings: Steel straight wall equipment Shed (40'X50'), Steel Quonset Building (32'X60') a Nice cement block wall Livestock Barn (30'X40') with attached continuous fence corral, and other small support buildings. All of the improvements are functional for their intended use. An "Open House" for viewing the home will be Friday, April 8th, 2022 from noon until 4:00 pm.

LAND DESCRIPTION:

This Land is Dryland Farmland and Pasture.

There are 423.8 acres of Farmland enrolled in the Conservation Reserve Program (CRP). The CRP is divided into 2 contracts. Contract are: Contract **#11548A** has 231.32 acres enrolled from 10/01/2020 to 9/30/2030 the payment is \$6,014.00. The Buyout is \$7,521.40. Contract **#11690** has 192.52 acres enrolled from 10/01/2021 to 9/30/2031 the payment is \$3,981.00. The Buyout is \$995.33 +/- (Buyers must be eligible under FSA guidelines to assume the CRP contract). The Buyout is if the Buyer would like to put the Land back into production under FSA guidelines. CRP Payment will be prorated to date of possession (usually paid around October 1st).

The Pasture has approximately 187.5 acres and has newer exterior fencing. The water source is at the building site. The pasture is in good condition. The pasture is good native hard grass.

Taxes: Court House records indicate 625.98 Total Taxed Acres. The 2021 taxes were \$4,611.42.

Minerals: No Minerals are included.

Terms of Sale: The Land is to be sold for Cash with No Contingencies including financing. All financial arrangement must be made prior to bidding. Should the Buyer require inspections, all inspections including Lead Base Paint must be made prior to bidding at the Buyer's expense. The Land will be sold as One Unit. The Sale Deposit of \$40,000.00 will be required upon being the successful Bidder. The Deposit shall be in good funds by Cash, Check or Bank Wire. The Balance of the Purchase Price will be due in full on or before June 1, 2022. Buyers must register and be approved by the Auction Company prior to bidding.

On Line Web Cast Auction
Wednesday April 20th, 2021 at 1:30 pm