

LAND FOR SALE

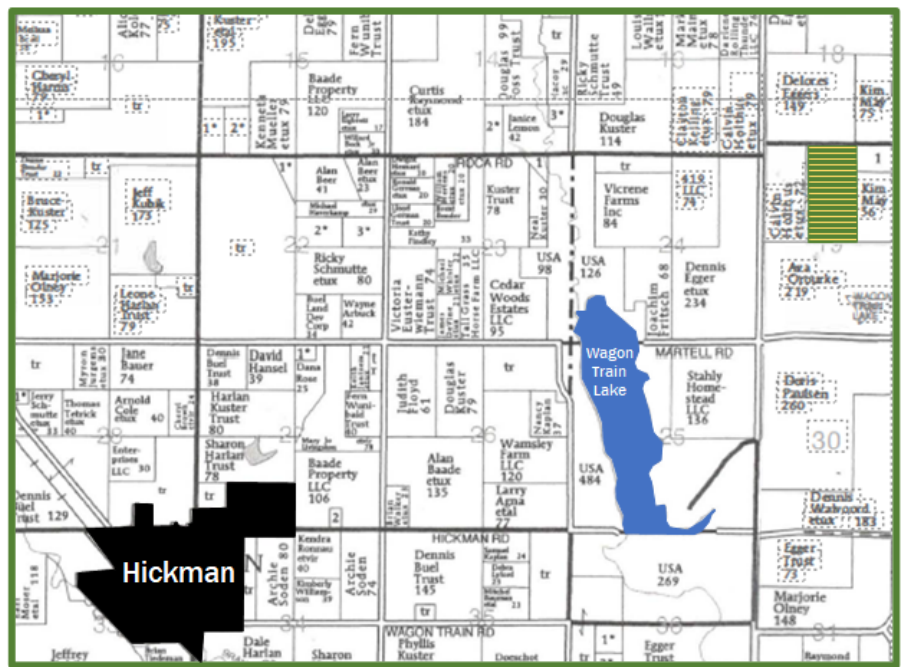
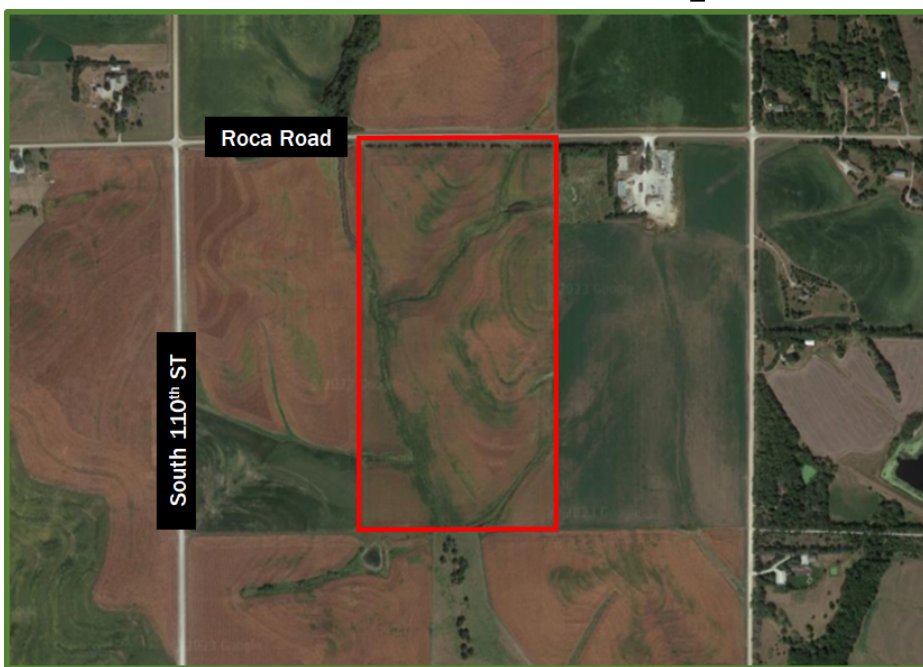
Owner: Wallick Trust

LANCASTER COUNTY

Sealed Bid Auction

80.0 ACRES +/- Lot 1 NE 1/4 Section 19-8-8

78.7 Cropland Acres - Zoned AG



SEALED BID PROCESS

Bids must be returned to Austin Co. PO Box 70 Milford, NE 68405 by 5:00 p.m. on November 1, 2023. Final bidding with qualified bidders on November 8, 2023 at 10:00 a.m. at Union Bank South 27th St. Lincoln.

FSA BASE

The present FSA bases are 37.5 acres corn with 101 bushel yield and 37.5 acres soybeans with 46 bushel yield. North boundary is Roca Road - paved. Approximately 1 mile to Wagon Train Lake. Excellent home site or horse farm potential.

- TERMS:** 10% paid on day of sale, November 8, 2023. Balance at closing on or before December 8, 2023.
- POSSESSION:** Landlord possession at closing, full possession March 1, 2024.
- TAXES:** 2023 and all prior taxes will be paid by the sellers.
- SALE APPROVAL:** Seller reserves the right to accept or reject all bids.
- 2023 INCOME** Seller will receive all 2023 income.

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
Phone: 402-761-3361
Bill White, Broker
Trenton Volkmer, Salesman
Ryan Beebe, Broker
Offices: Milford & Imperial (Insurance Office)