

# LAND FOR SALE

Owner: Julie Cowan Novak

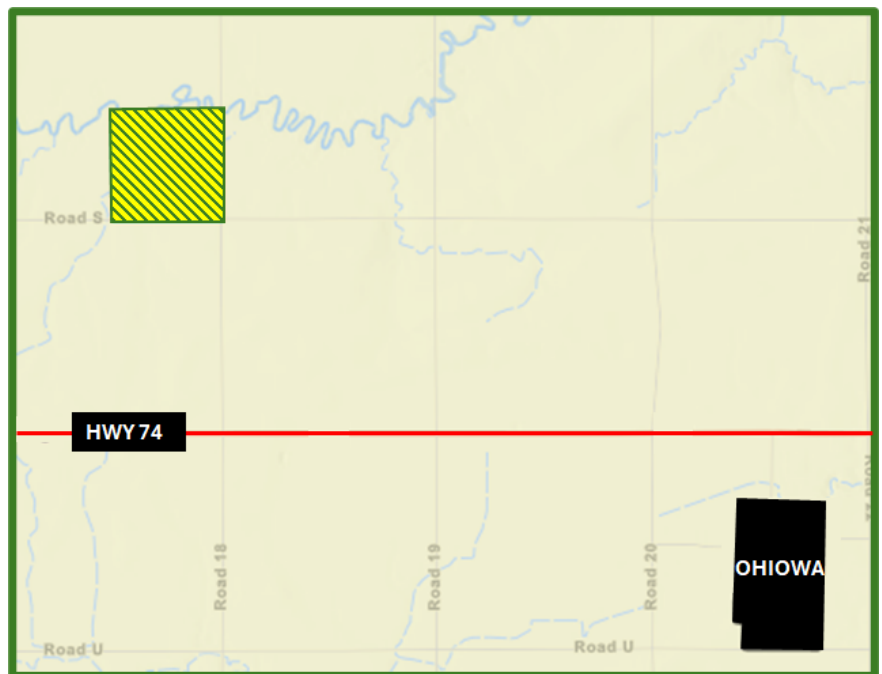
## FILLMORE COUNTY

**160 +/- Acres SE 1/4 Section 35-6-2**

**Located 2 miles west and 1 mile north of Ohioa, NE.**

**Price \$1,320,000**

**2024 Real Estate Taxes \$2,647.14. Excellent Hunting Potential!**



### **FSA BASE:**

The FSA bases are 67.2 acres of corn with a 129 bushel yield and 66.45 acres of soybeans with a 42 bushel yield.

#### **TERMS:**

**10% paid on day of sale. Balance at closing.**

#### **POSSESSION:**

**Landlords at closing, full possession March 1, 2026.**

#### **TAXES:**

**2025 and all prior taxes will be paid by the sellers.**

#### **SALE APPROVAL:**

**Seller reserves the right to accept or reject all bids.**

#### **2025 INCOME**

**Seller will receive all 2025 income.**

### **SALE PROCESS:**

**Written offers only can be mailed or emailed to Austin Company at PO Box 70, Milford, NE 68405 or [office@austinfarmmgt.com](mailto:office@austinfarmmgt.com).**

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.**

**[www.austinfarmmgt.com](http://www.austinfarmmgt.com)**

**Farm Sales — Appraisals**

**Management — Crop Insurance**

**P.O. Box 70 • Milford, NE 68405**

**Phone: 402-761-3361**

**Ryan Beebe, Broker**

**Bill White, Broker**

**Trenton Volkmer, Salesman**

**Offices: Milford & Imperial (Insurance Office)**