

JOHN TEMME - BROKER

Experienced in all types of Auctions and Real Estate Sales

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SOLD JOHN TEMME
AUCTION &
REALTY Inc.
123 Main, POB 88
Petersburg, NE 68652

FOR SALE

PROPERTY : Antelope County Dryland Farmground (78.99 Acres)
consisting of 75.93 cropland

LEGAL : South 1/2 of SE 1/4 Sec 32-Township 23-Range 6W Antelope County, Nebraska

100th Street and 524 Avenue Petersburg, Nebraska

LOCATION : From Petersburg: Go 4 miles North on Hwy 14 to 100th St., 2-1/2 miles East on
100th St., North side of road. From Elgin, Nebraska: Go 4 miles South on Hwy
14 to 100th St., 2-1/2 miles East on 100th St., North side of road.

ASKING PRICE : \$470,000 - \$5,925/Acre

FSA : 34.01 corn base - 99 Plc yield
23.75 soybean base - 60 bu Plc yield

2017 gross tax: \$3,084.84

COMMENTS : Great opportunity to purchase a high producing dryland farm. New owner will have the
privilege of cash renting adjoining 78.31, as well as right of first refusal to buy when it is
offered for sale. A new Sukup 20,000 bushel grain bin with full floor, power sweep, and a 10
hp centrifugal 30" fan goes with the property.

**(Please Note: If the new owner of this property wishes to purchase the adjoining 78.31
acres at this time, the asking price is \$5,275/Acre)**

This land is located in the Upper Elkhorn NRD

INFORMATION HEREIN BELIEVED ACCURATE BUT NOT WARRANTED