

233.8+/- ACRES OF BOONE COUNTY PASTURE, IRRIGATED AND DRY LAND FARMGROUND OFFERED AT

AUCTION

TUESDAY, SEPTEMBER 24, 2024 • 1:30 P.M.

LOCATION: ST. ANTHONY'S PARISH CENTER, CEDAR RAPIDS, NE

property will sell at live auction and online simultaneously

LAND WILL SELL IN TWO SEPARATE TRACTS

Register to bid online at:
temmesolditonline.hibid.com

Broker's Comment: Both tracts have excellent soils. Pasture is very developable into row crop.

TRACT 1

TRACT 2

Location:

1 1/2 miles east of Primrose, NE on Hwy 56. Land is on north side

General Information:

Mostly level 153.90± acres of good productive soils consisting of 69.7 certified irrigated acres, 33.2 acres dryland, Balance is pasture, trees and building site.

Legal Description:

E 1/2 of the sw 1/4, w 1/2 of the SE 1/4 Section 14, Township 19, Range 8W, Boone County, NE - 153.90 acres

Soils:

Hall silt loam, Hobbs silt loam, Moody silty clay, Nora silt loam

Irrigation:

Older irrigation well used for gravity. Duncan pump, Water Lube (Gated pipe does not sell with property) 69.77 certified irrigated acres. Lower Loup NRD, Land is NHel.

FSA Information:

FSA for both tracts: 233.43 acres farmland 143.68 acres cropland, 106.00 acres corn base, 169 bu. PLC yield, 20.20 bean base 55 bu. PLC yield. If tracts are purchased separately, FSA will reconstitute the acres.

Building Site:

3 bedroom home with 1368 square feet, 40'x60' Quanset. 2 small grain bins & other out buildings

Taxes:

2023 taxes were \$7033.26 for both tracts. Seller will pay 2024 and all prior taxes. Buyer will be responsible for the 2025 and future real estate taxes.

Possession:

Possession of building site and pasture at closing except possession of quanset on March 1, 2025. Possession of cropland land after 2024 harvest.

Location:

Directly NW of Tract 1

General Information:

79.88± acres of NHel farmground and pasture. 40.82 acres dryland row crop and balance is pasture and trees.

Legal Description:

E 1/2 of NW 1/4 Section 14, Township 19, Range 8, Boone County, NE - 79.88 acres

Soils:

Hall silt loam, Hobbs silt loam, Moody silty clay, Nora silt loam

FSA Information:

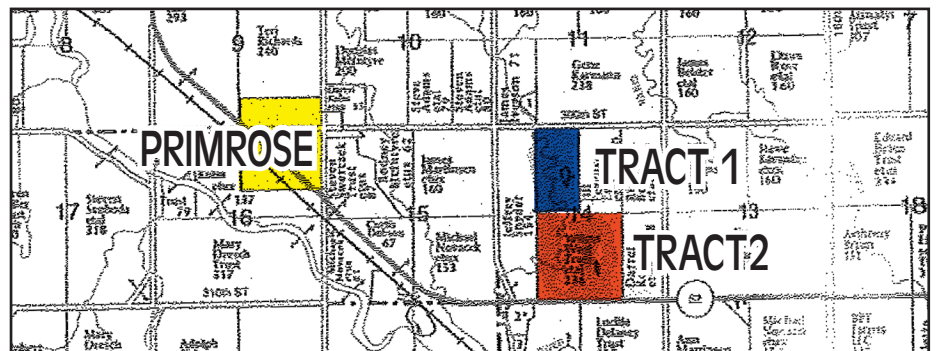
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Taxes:

2023 taxes were \$7033.26 for both tracts. Seller will pay 2024 and all prior taxes. Buyer will be responsible for the 2025 and future real estate taxes.

Possession:

Possession for pasture at closing. Possession of rowcrop after 2024 harvest.



TERMS AND CONDITIONS FOR PAYMENT:

On the date of the auction, purchaser will be required to pay (ten percent) 10% of purchase price. The balance will be due at closing on or before November 1, 2024. The Earnest money deposit will go in the Boone County Title & Escrow Trust Account who will serve as the closing agent. The buyer will be required to sign a purchase agreement following the auction. If the purchaser buys on-line, they will need to be available to do the same. Title insurance will be split 50/50 between buyer and seller. Buyer will receive a clear and merchantable title to the property.

PLEASE NOTE:

Information herein believed accurate, but not warranted. All properties and improvements sold "as-is." Potential bidders should personally inspect the property and make their own assessment and bid accordingly. This auction is NOT contingent on loan approval. All potential Buyers should have their financing lined up prior to the auction. Announcements sale day take precedence over earlier announcements, verbal or written. John Temme Auction and Realty, Inc. and its sales agent are representing the seller. Final bid is subject to sellers' approval.

WILMA J. WEST
IRREVOCABLE TRUST, OWNER
SHIRLEY MACKIE AND LARRY WEST, TRUSTEES
JEFF JARECKI, ATTORNEY

JOHN TEMME
AUCTION &
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Click on Auction Tab

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