

147.55+/- ACRES OF MADISON COUNTY DRY LAND ROW CROP OFFERED AT

AUCTION

FRIDAY, NOVEMBER 21, 2025 • 1:30 P.M.

**LOCATION: HUMPHERY COMMUNITY CENTER
608 COUNTY ROAD, HUMPHREY NEBRASKA**

property will sell at live auction and online simultaneously

**Register to bid online at:
temmesolditonline.hibid.com**

Broker's Comment: Allen Fuchs farmed the property from 1961 to the late 90's. The land has been taken exceptionally well care of for over 60 years. Allen practiced conservation methods and received a conservation award in the late 1980's

Location:

From Madison, NE: 4 miles south on Hwy. 81 to 823 Road, west side, you will be at the SE corner of the property. From Humphrey, 5 miles north on Hwy 81.

General Information:

Nice laying to gently rolling 147.55 dryland acres of row crop with good, productive soils and good farming practices

Legal Description:

SE 1/4 of Secion 30, Township 21 Range 1, Madison County, NE

Soils:

Mostly Nora-Crofton complex, Belfore silty clay loam, Hobbs silt loam, Nora silt loam

FSA Information:

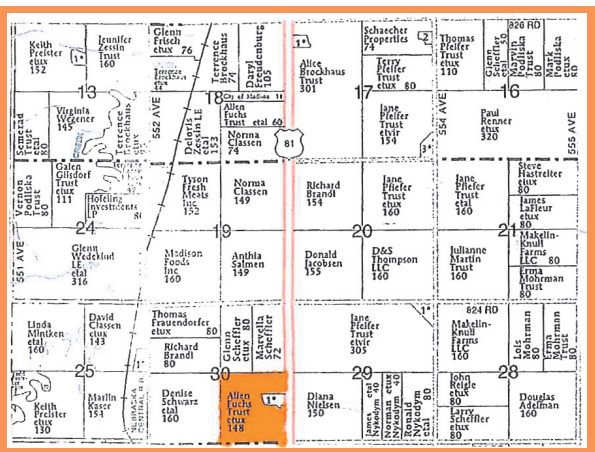
145.36 Acres of farmland. **143.26 Acres** of cropland.
87.10 corn base w 143 bu. PLC yield,
56.10 bean base with 43 bu. PLC yield

Taxes:

2024: \$2,834.70
Seller will pay 2025 and all prior taxes. Buyer will be responsible for 2026 and all future Real Estate Taxes

Possession:

Decembr 19, 2025



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 December 19, 2025. The Earnest money deposit will go in the Kessler Agency 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.

**SANDRA GABEL, ROBERT FUCHS,
RICHARD FUCHS, OWNERS**
JEFFERY PEETZ - ATTORNEY



For Drone Videos and More Information
www.temmesoldit.com
Click on Auction Tab

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