

Selling 175 Acres of Non-Irrigated Land in (4) tracts

MONDAY, NOVEMBER 20, 2023 • 10:30 A.M.

ABIE'S PLACE, 101 ASH STREET, ABIE, NEBRASKA

LAND DIRECTIONS: Located 1 mile East and 1 mile South of Abie, Nebraska at 40th and "X" Road.

TRACT 1

LEGAL DESCRIPTION: Part of the West Half of the Southwest Quarter of Section 25-16-4, Butler County, Nebraska, Containing approximately 60 Acres more or less.

FSA INFORMATION (SHARED WITH TRACT 2): FSA indicates there are approximately 70 Base acres consisting of 35.10 Corn Base acres with a 146 Bushel Yield and 35.10. Soybean Base Acres with a 38 Bushel Yield. **TAXES:** 2022 taxes were \$2658.28

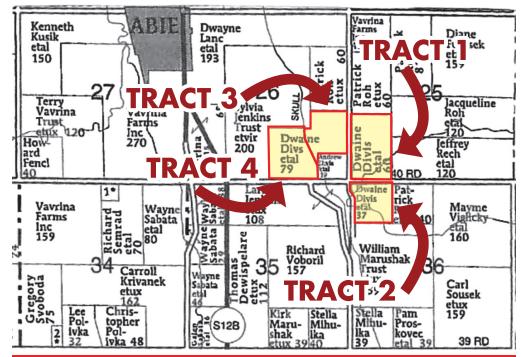
TRACT 2

LEGAL DESCRIPTION: 36-16-4, Butler County, Nebraska, Containing approximately 36.83 Acres more or less.

FSA INFORMATION (SHARED WITH TRACT 1): FSA indicates there are approximately 70 Base acres consisting of 35.10 Corn Base acres with a 146 Bushel Yield and 35.10. Soybean Base Acres with a 38 Bushel Yield. **TAXES:** 2022 taxes were \$1471.30

TRACT 3

LEGAL DESCRIPTION: Part of the Northeast Quarter of the Southeast Quarter AND Part of the Southeast Quarter of the Southeast Quarter of 26-16-4, Butler County, Nebraska, containing approximately 33 Acres more or less **FSA INFORMATION:** FSA indicates there are approximately Cropland acres consisting of 30.02 Cropland Acres with 15.01 Corn Base Acres, with a 146 Bushel Yield and 15.01 Soybean Base Acres with a 38 Bushel Yield. **TAXES:** (COMBINED WITH TRACT 4): \$3725.90



AUCTIONEER'S NOTE

In order to settle the estate of the late Marcella Divis, we will be offering her Real Estate at Public Auction. The land has been owned by the Divis Family for many years. The land possesses good soils and has been maintained under normal farming practices.

POSSESSION ON ALL (4) TRACTS: Possession given at closing subject to tenant's rights through March 1, 2024. Full possession for the 2024 Farm Season.

INSPECTION: To inspect the property, contact Russ Moravec at 402-367-8218.

TRACT 4

LEGAL DESCRIPTION: Part of the Southeast Quarter of the Southeast Quarter of Section 26-16-4, Butler County, Nebraska, Containing approximately 40 Acres more or less.

FSA INFORMATION: FSA indicates there are approximately Cropland acres consisting of 34.88 Cropland Acres with 17.44 Corn Base Acres, with a 146 Bushel Yield and 17.44 Soybean Base Acres with a 38 Bushel Yield. **TAXES (COMBINED WITH TRACT 3):** \$3725.90 **TERMS:** \$20,000.00 down (per Tract) day of sale. The balance to be paid on or before January 5, 2024. Title Insurance and escrow fees will be split equally between the buyer and the seller. All Buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The real property msells in as-is condition, no warranties expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or the seller. Buyers are urged to make inspections and rely on their own conclusions. Any allotments of acreages and/or taxes will be at the discretion of the representatives of their respective offices. All announcements made sale day will take precedence. Moravec Auction Co. represents the seller in this transaction.

MARCELLA "MARCIE" DIVIS ESTATE, OWNER



Moravec Auction Co LLC 2741 L Rd, David City, NE 68632 www.moravecauctions.net | 402-367-8218 Russ Moravec, Auctioneer and Real Estate Broker

