

BUTLER COUNTY LAND AUCTION

Selling 157.67 acres more or less in (2) tracts

MONDAY, AUGUST 15, 2022 • 9 A.M.

BRAINARD AMERICAN LEGION HALL, 203 MADISON STREET, BRAINARD, NEBRASKA

Auctioneer's Note: We will be offering the Bougger Family Land at Public Auction. This has been in the Bougger Family for many years. The parcels are owned by different members of the family so they will be offered as Individual units only.

TRACT 1

Legal Description: Part of the West Half AND Part of the East Half of the Northwest Quarter of Section 35, Township 14 North, Range 3 East of the 6th P.M., Butler County, Nebraska containing 90.68 acres more or less. (the Building site is not included).

Location: From Brainard, Nebraska, go 2 miles west on Road "30" to "R" Road, then 2 miles South to Road "28" and 1/2 mile west.

Property Description: This is a farm lays generally level with good soils.

FSA Information: Cropland Acres 84.95 acres.

Corn Base is 38.06 acres with a 140 bu. PLC Yield

Soybean Base is 25.63 acres with a 47 bu. PLC Yield

Grain Sorghum Base is 21.26 acres with a 83 bu. PLC Yield

Taxes: 2021 Taxes are \$4225.04

Possession: Possession given at closing subject to the tenants rights through February 28, 2023

TRACT 2

Legal Description: Part of the East Half of the Northwest Quarter of Section 35, Township 14 North, Range 3 East of the 6th P.M., Butler County, Nebraska containing 66.99 acres more or less. (the Building site is not included).

Location: From Brainard, Nebraska, go 2 miles west on Road "30" to "R" Road, then 2 miles South to Road "28" and 1/2 mile west.

Property Description: This is a Non-irrigated tract of land that lays level to slightly rolling. There are approximately 46 cultivated acres and also approximately 19 acres of pasture on this tract.

FSA Information: Cropland Acres 48.47

Corn Base of 48.47 a 141 bu. PLC Yield

Taxes: 2021 Taxes are \$4282.34

Possession: Possession given at closing subject to the tenants rights through February 28, 2023

Inspection: To inspect the properties, contact Russ Moravec at 402-367-8218. Please view our website at www.moravecauctions.net for photos, drone footage, and soil maps of the properties.

Manner of Sale: The Properties will be offered as Individual Tracts only.

Terms: \$20,000.00 down (per tract) day of sale with the signing of a purchase agreement. The balance to be paid on or before September 30, 2022. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2021 Real Estate Taxes will be paid by the seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.

TRACT 1 OWNERS:

CONSTANCE DIVIS, KATHRYN ROSNO, AND ROUND BARN HOLDINGS LLC

TRACT 2 OWNERS:

FRED BOUGGER (ETAL)



MORAVEC
AUCTION CO.

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Russ Moravec, Auctioneer and Real Estate Broker