

**150.40± ACRES**

*Colfax County, Nebraska*

# LAND AUCTION

**Friday, January 20, 2023 • 10:00 A.M.**

**"THE LIBRARY" Event Center • 1123 A St. • SCHUYLER, NEBRASKA**  
**Christensen Corporation – Owner**

## LOCATION

3 Miles West of Schuyler on Highway 30 to County Road 6. Property is located on the Northwest side of the intersection of Highway 30 and County Road 6.

## LEGAL DESCRIPTION

SE1/4 of Section 11, T17N, R2E of the 6th P.M. Colfax County, NE less highway right-of-way.

## PROPERTY DESCRIPTION

Property consists of 148.21 acres of nearly level pivot irrigated cropland. Property includes a 2008 7 tower Valley pivot with corner arm with GPS tracking, three irrigation wells with a 50 Hp US Motor on pivot well, 20HP belt drive on the northwest well and a belt drive head on the south well.

## PROPERTY TAX

The property taxes for 2022 and all prior years will be paid by the Seller at closing. Buyer will assume 2023 and all future taxes. The 2022 property taxes are \$12,419.48.

## FSA INFORMATION

Corn Base: 142.9 acres PLC Yield: 187 bu./ac.

The 2022 and prior year program payments will be retained by the Seller and farm operator.

**MINERAL RIGHTS:** Seller's mineral rights, if any, will be conveyed to Buyer.

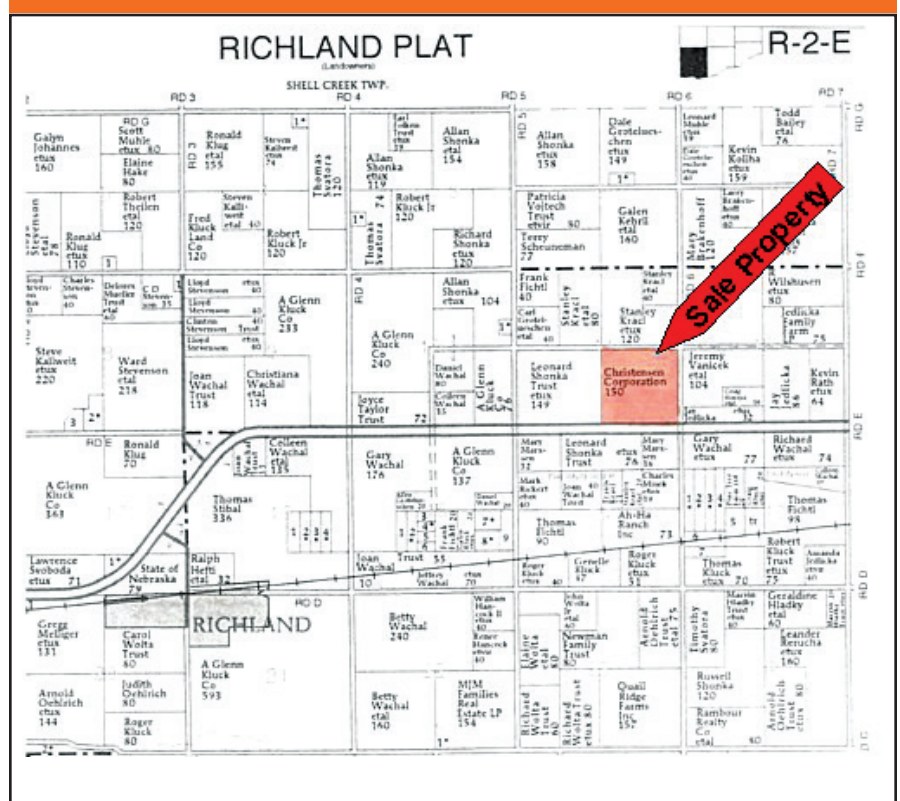
**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record. Sale is subject to the landowner and tenants lease for 2022 expiring February 28, 2023.

**SURVEY:** No survey of the property will be provided. If the Buyer chooses to survey the property it will be at the Buyer's expense. There will be no adjustment to the final sale price if the surveyed acreage results in more or less area than reported as taxable acreage.

**METHOD OF SALE:** The property will be offered as one tract with no separation. Bids on the property shall remain open until the auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

**ONLINE BIDDING:** Must register at: [pathfindercompany.com](http://pathfindercompany.com)

## TRACT LOCATION MAP



**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or about March 3, 2023. Sale shall not be contingent upon Buyer financing. Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

**CONVEYANCE & TITLE:** Seller will furnish the successful bidder a Corporation Warranty Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller.

**POSSESSION:** Possession of the farm will be granted upon completion of final closing. Full possession for the 2023 crop year.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the brokers and auctioneer make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer.

**PLEASE SEE OTHER SIDE FOR AERIAL PHOTOS**

**FOR ADDITIONAL INFORMATION CONTACT:**



## PATHFINDER COMPANY

### Farm Management & Real Estate Services

**1416 East 23<sup>rd</sup> Street • Fremont, NE 68025 • Office: 402-721-5055 • [www.pathfindercompany.com](http://www.pathfindercompany.com)**



**Roger L. Koertner**  
Broker/Auctioneer  
(402) 720-1196 Cell



**Andy M. Langemeier**  
Broker  
(402) 720-9909 Cell



**Jackson H. Schumacher**  
Sales Associate  
(402) 936-8003 Cell

**Tom Sunderman**  
Sales Associate  
(402) 720-0138 Cell

**Scott Sukstorf**  
Sales Associate  
(402) 720-0062 Cell

In the event of inclement weather, cancellation notice will be posted on our web page by 8:30 on sale day.





**PATHFINDER COMPANY**  
Farm Management & Real Estate Services  
1416 East 23rd Street  
Fremont, NE 68025

PRSRT STD  
U.S. POSTAGE  
**PAID**  
MAIL U.S.A.

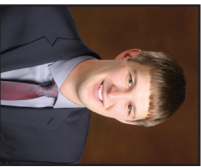
**PLEASE  
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## AERIAL VIEW OF THE PROPERTY

### TRACT



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### WELLS



# LANDAUCTION

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