

76.28± ACRES

Saunders County, Nebraska

# LAND AUCTION

Thursday, August 24, 2023 • 10:00 A.M.

Clint Johannes Education Building at Lake Wanahoo

1655 County Road 16 - Wahoo, Nebraska

Robert Larson, Trustee – Owner

ONLINE BIDDING

Please Register at:

[www.pathfindercompany.com](http://www.pathfindercompany.com)

## LOCATION

Southeast of the intersection of County Road 19 & Q or three miles west of Colon, Nebraska.

## LEGAL DESCRIPTION

Part W½NW¼ Section 8, T15N, R7E of the 6th P.M. Saunders County, NE.

## PROPERTY DESCRIPTION

This non-irrigated farm consists of gently rolling Yutan and Nodaway soil types. Farm Service Agency records show 72.49 acres of cropland.

## PROPERTY TAX

The property taxes for 2023 and all prior years will be paid by the Seller at closing. Buyer will assume 2024 and all future taxes. The 2022 property taxes were \$4,235.00.

## FSA INFORMATION

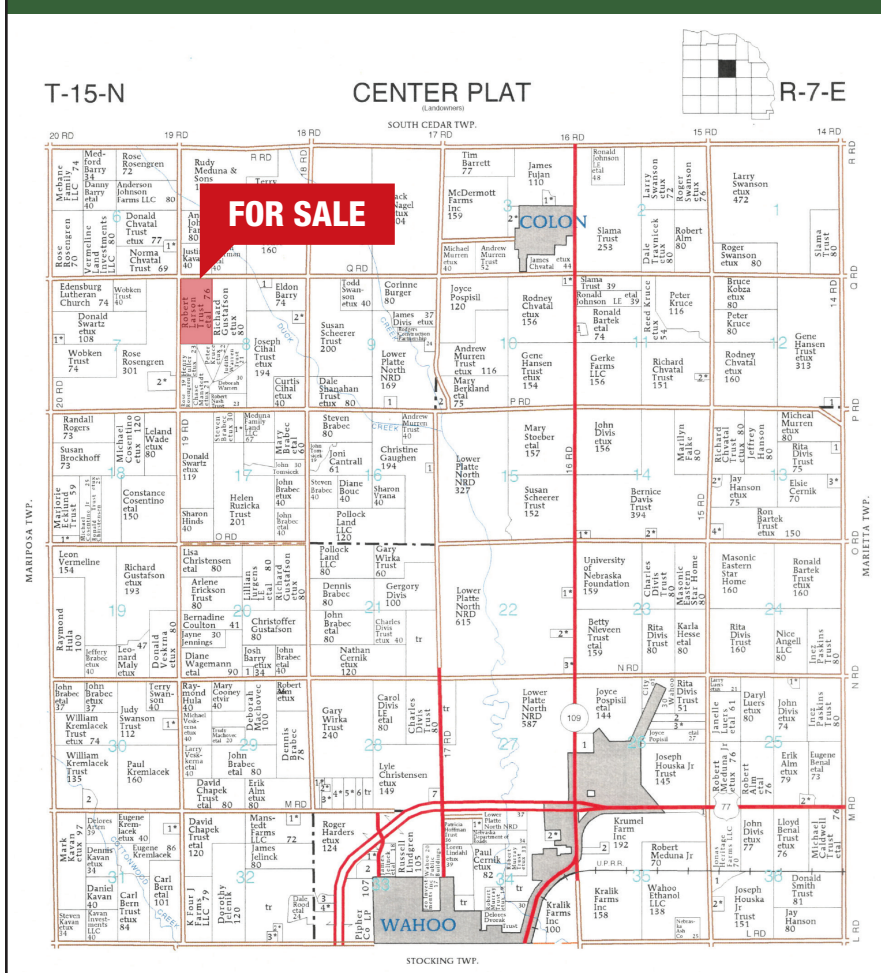
Corn Base: 37.58 Acres PLC Yield: 132 bu./ac.  
Soybeans Base: 34.82 Acres PLC Yield: 44 bu./ac.

The 2023 and prior year program payments will be retained by the Seller and tenant.

**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. Seller and tenant to retain 2023 soybean crop. Sale is subject to tenant lease for 2023 expiring February 28, 2024. **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:** Online bidding will be available through NextLot if you are unable to attend the auction. **Online bidders must register 48 hours prior to the start of the auction** on our website: [pathfindercompany.com](http://pathfindercompany.com). There is a \$1,000 online convenience fee charged to a successful online bidder.

**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 September 27, 2023. **Sale shall not be contingent upon Buyer financing.** Please arrange any financing needs

## TRACT LOCATION MAP



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 Trustee 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, subject to tenant lease expiration February 28, 2024. Full possession for the 2024 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.

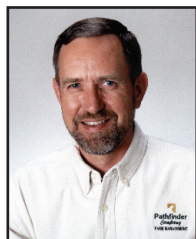
PLEASE SEE OTHER SIDE FOR AERIAL PHOTOS

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**  
Associate Broker  
(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.





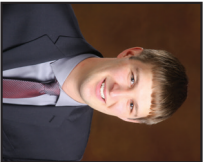
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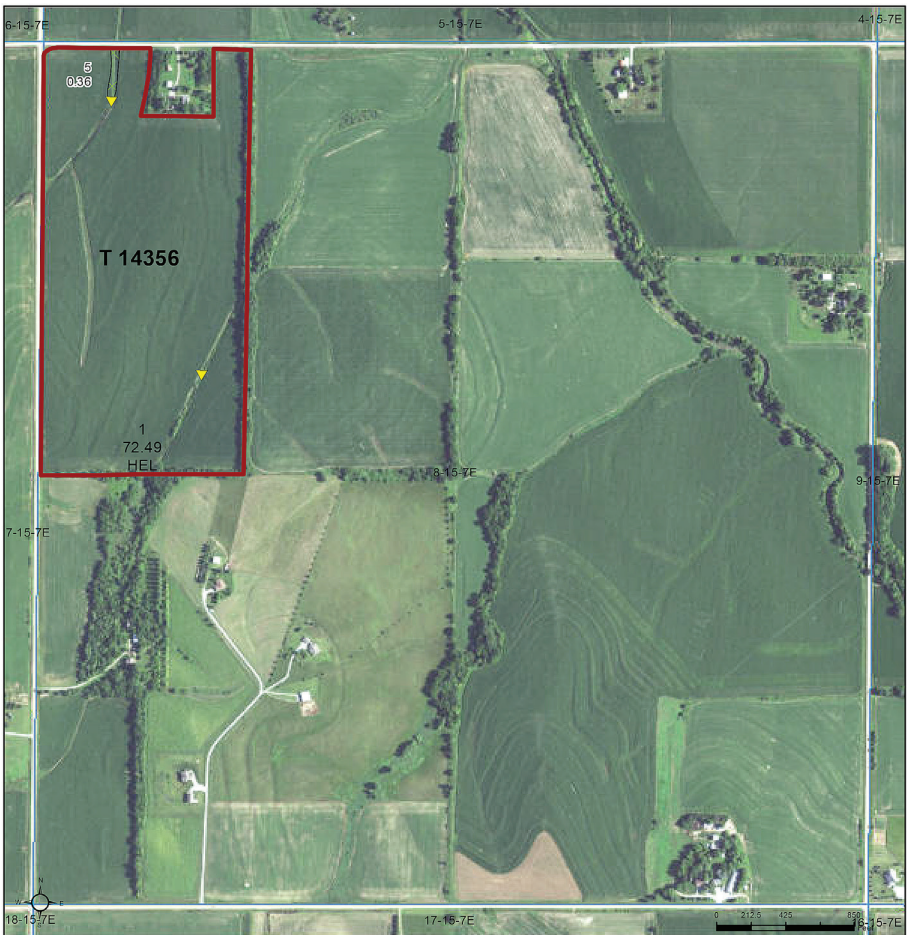
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*AERIAL VIEW OF THE PROPERTY*

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# LANDAUCTION

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**ROBERT LARSON, Trustee – Owner**