

Dodge County, Nebraska

LAND FOR SALE

160 Acres (more or less)

OFFERED AT \$12,500 PER ACRE

JIMMY DALE, LLC – Owner

LOCATION

From the HWY 79 & HWY 30 intersection north of North Bend, Nebraska the farm is 1.5 miles east and 1 mile north or southwest of the intersection of County Road R & County Road 9.

LEGAL DESCRIPTION

The Northeast Quarter (NE¼) in Section 32, Township 18 North, Range 6 East of the 6th P.M. Dodge County, NE.

PROPERTY DESCRIPTION

This is an excellent quality center pivot irrigated cropland farm. The farm topography is nearly level and the farm features nearly all Class II soil types. There are 157.4 acres of tillable cropland. The irrigation well provides good water supply to the center pivot and is registered (Well #089290). The pump for the irrigation well was rebuilt prior to the 2023 growing season. The irrigation well and gearhead sell with the property. The diesel power unit, fuel tank and center pivot are property of the farm operator and do NOT sell with the property.

FSA INFORMATION

Corn Base: 118.05 Acres PLC Yield: 174 bu./ac.
Soybeans Base: 39.35 Acres PLC Yield: 47 bu./ac.

PROPERTY TAX

The property taxes for 2023 were \$8,887.76.

MINERAL RIGHTS

Seller's mineral rights, if any, will be conveyed to Buyer.

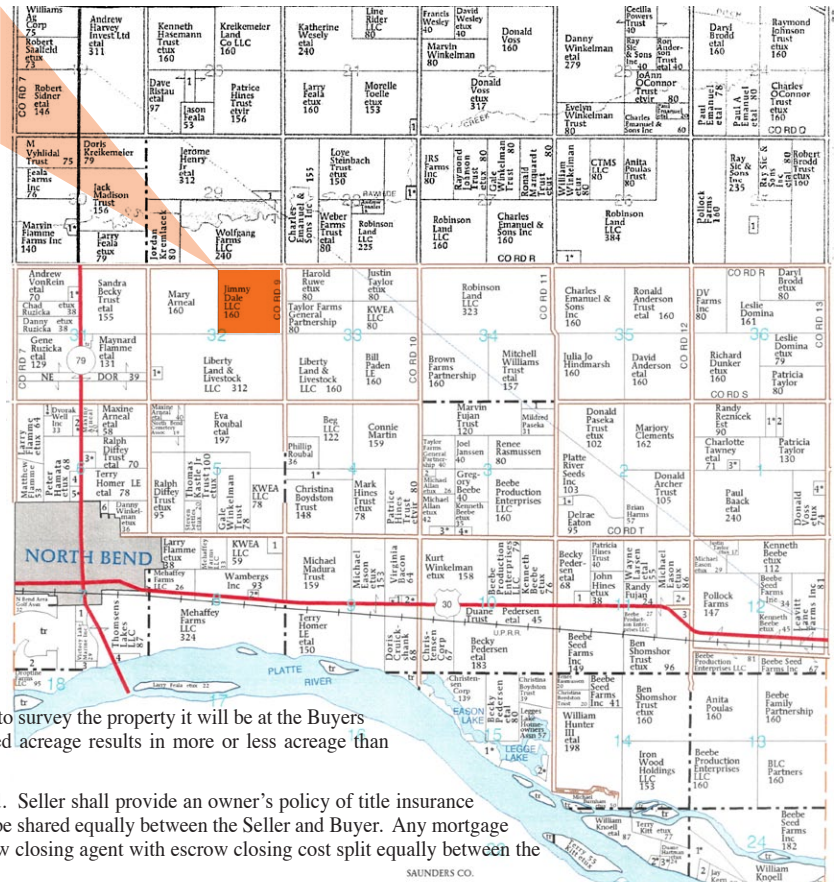
CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record.

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 acreage than reported as taxable acreage.

CONVEYANCE & TITLE: Seller will furnish the Buyer a 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 final closing, subject to farm tenant lease rights expiring February 28, 2025. Farm is subject to a crop share lease for the 2024 crop year. Full possession of the cropland for the 2025 crop year.

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



FOR ADDITIONAL INFORMATION CONTACT:



PATHFINDER COMPANY

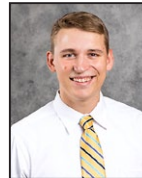
Farm Management & Real Estate Services



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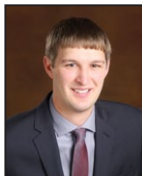
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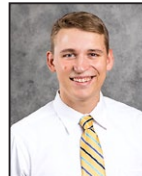
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