

DODGE COUNTY, NEBRASKA

LAND FOR SALE

16 Acres (more or less)

BATTEN TRUST - OWNER

OFFERED AT \$175,000

LOCATION

From the HWY 79 & HWY 30 intersection north of North Bend, Nebraska the property is 4 miles north and 1.5 miles east on Foothill Road. The land is located northeast of the intersection of County Road 9 and Foothill Road.

LEGAL DESCRIPTION

Tax Lot 1 in Section 16, Township 18 North, Range 6 East of the 6th P.M. Dodge County, NE.

PROPERTY DESCRIPTION

This property consists of 16.0 taxable acres and currently utilized as cropland. The land is situated on the north bluff of the Platte River valley and offers panoramic views. Great building site potential!

PROPERTY TAX

The property taxes for 2024 were \$520.10.

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 expense. There will be no adjustment to the final sales price if the surveyed acreage results in more or less acreage than reported as taxable acreage.

CONVEYANCE & TITLE

Seller will furnish the Buyer 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 will be granted upon final closing, subject to farm tenant lease rights expiring December 31, 2025.

AGENCY

Pathfinder Company and its representatives are agents of the Seller.



FOR ADDITIONAL INFORMATION CONTACT:



PATHFINDER COMPANY

Farm Management & Real Estate Services



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
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(402) 720-0062 Cell

1416 East 23rd Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com

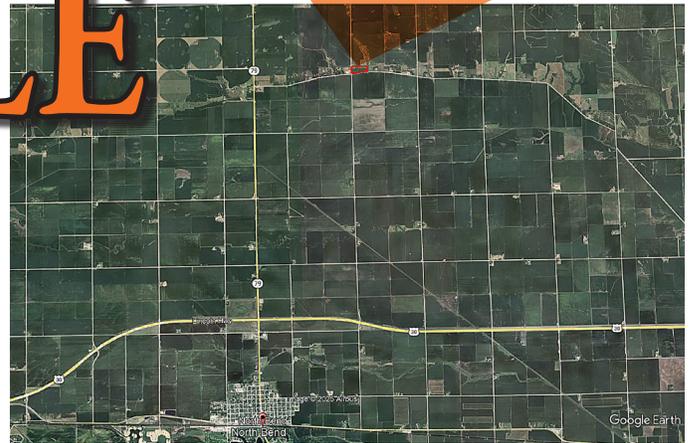
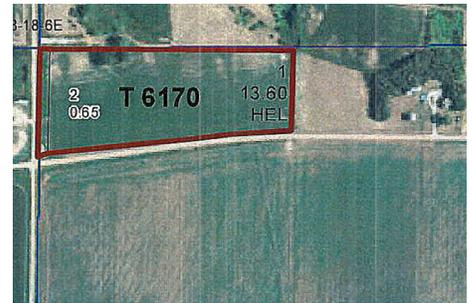


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 Farm Management & Real Estate Services
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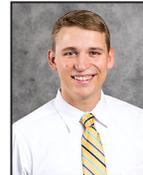
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