

# DODGE COUNTY, NEBRASKA LAND FOR SALE

## 241 Acres (more or less)

SCHWEIN TRUST & HATHAWAY TRUST - OWNER

OFFERED AT \$12,500 PER ACRE

### LOCATION

The farm is located northwest of North Bend, Nebraska. The southwest corner of the property is the intersection of County Road M & County Road 3.

### LEGAL DESCRIPTION

The Southwest Quarter (SW¼), North half of the Southeast Quarter (N½SE¼) and Part of Tax Lot 10 all located in Section 33, Township 19 North, Range 5 East of the 6<sup>th</sup> P.M. Dodge County, NE.

### PROPERTY DESCRIPTION

The property consists of high quality non-irrigated cropland. The west part of the farm is rolling upland and the east features nearly level and gently rolling topography. Farm Service Agency records show 228.50 acres of tillable cropland.

### FSA INFORMATION

Corn Base: 114.25 Acres PLC Yield: 157 bu./ac.  
Soybeans Base: 114.25 Acres PLC Yield: 50 bu./ac.

The 2025 and all prior year government farm program payments will be retained by the Seller and farm operator.

### PROPERTY TAX

The property taxes for 2025 were \$12,103.26. Seller will pay the 2025 real estate taxes. Buyer is responsible for 2026 and all future real estate taxes.

### 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

Seller will provide survey of property. Seller is willing to split the property between FSA map field #1 and FSA map fields #2 & #3. There will be no adjustment to final sale price if surveyed acreage is more or less acreage than reported as taxable.

### 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 the 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 property will be granted upon final closing. The cropland and grain bin are subject to farm tenant lease rights expiring February 28, 2026. Full possession of the cropland and grain bin for the 2026 crop year.

### 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



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(402) 936-8003 Cell



**Tom Sunderman**  
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**Scott Sukstorf**  
Sales Associate

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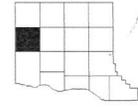


**PATHFINDER COMPANY**  
Farm Management & Real Estate Services  
1416 East 23<sup>rd</sup> Street • Fremont, NE 68025

PLEASE  
POST

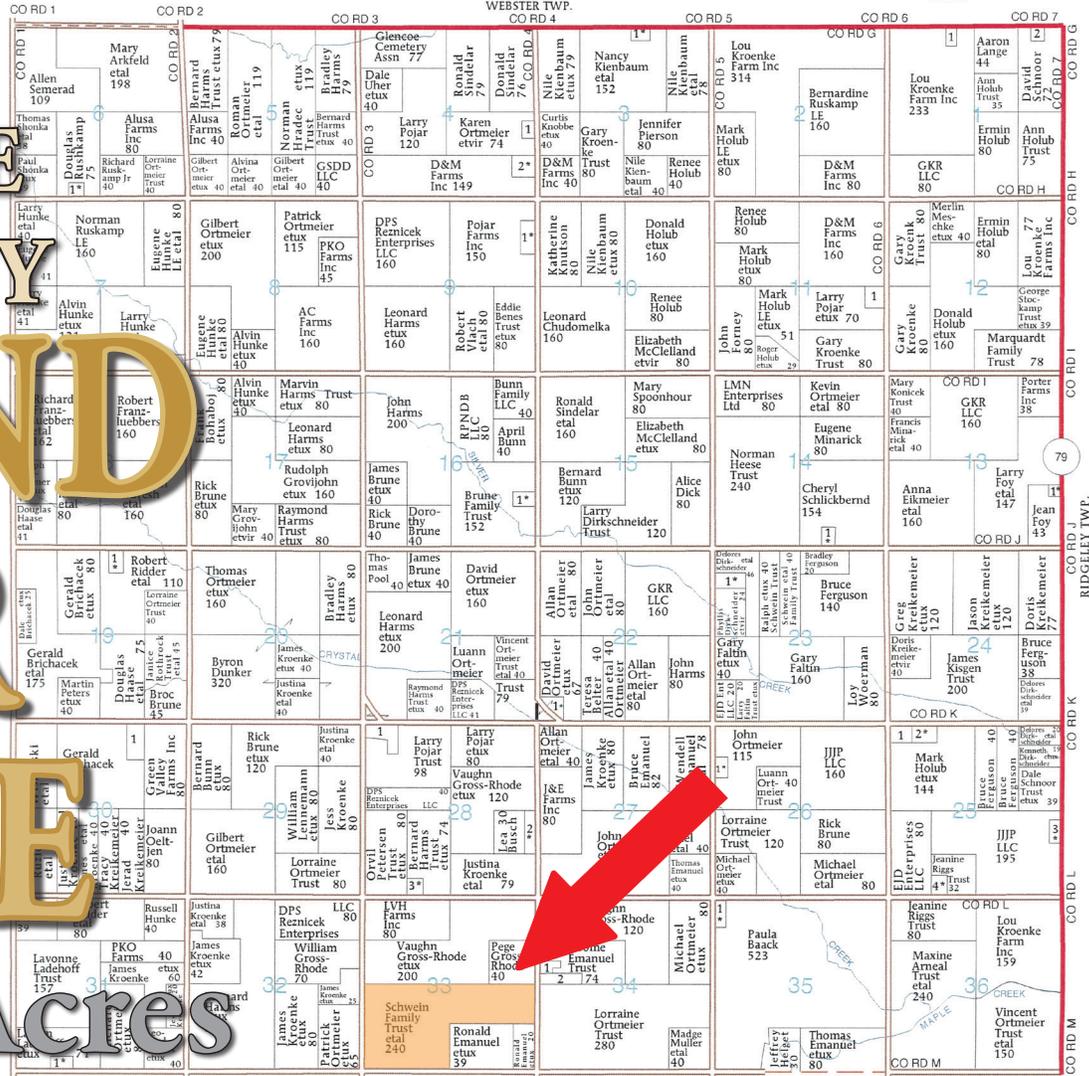
T-19-N

PLEASANT VALLEY PLAT



R-5-E

**DODGE  
COUNTY  
LAND  
FOR  
SALE**  
**241 Acres**  
**(more or less)**



- UNION TWP.
- SECTION 14  
1. Ferguson, Bradley etux 7
  - SECTION 16  
1. Ortmeier, Allan etux 8
  - SECTION 19
  - SECTION 25  
1. Renner, Warren 6  
2. Stuehmer, Mark etux 10  
3. Maynard, Clinton etal 5  
4. Spath, James etux 8
  - SECTION 26
  - SECTION 30  
1. Glodowski, Lisa 21
  - SECTION 31  
1. Wittman, Douglas etux 7
  - SECTION 34

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