

231± Acres Farm Land & Habitat Cheyenne County, Nebraska



LAND AUCTION ONLINE

Bidding closes September 12th, 2023 at 12:12 PM

LAND LOCATED: From the east edge of **Sidney, Nebraska** on Illinois Street (Hwy. 30), go north on Greenwood Road .4 mile to Elm Street, then .6 mile west to CR 113, and 1.25 miles north to the property (on the east side) of Road 113. OR From **Huntsman** on Highway 385 (north of Sidney), go south 2 miles to CR 28, 1/4 mile west and 1 mile south to the northwest corner.

This nice 231± Acre Parcel offers a great opportunity to have recreational land with farmland income! The habitat attracts abundant wildlife including Pheasants and Doves, and it seems to be a nice haven for Mule Deer! The land has over 20,000 Trees consisting of Red Cedar, Rocky Mountain Juniper, Choke Cherry, Burr Oak, Hackberry, and even Apricot! Most of the CRP trees were planted with fabric barrier in 2022 and the Glanz Family achieved an excellent stand. Conservation Reserve Program payments will also be delivered to the Buyer for the 2023 Crop Year! The CRP (Trees) is in 2 contracts: 27.16 acres expiring in 2033 with a payment of \$1,166.00 per year and 34.87 acres expiring in 2035 with a payment of \$1,036 per year. Buyer must assume the CRP contracts and be eligible under FSA guidelines.

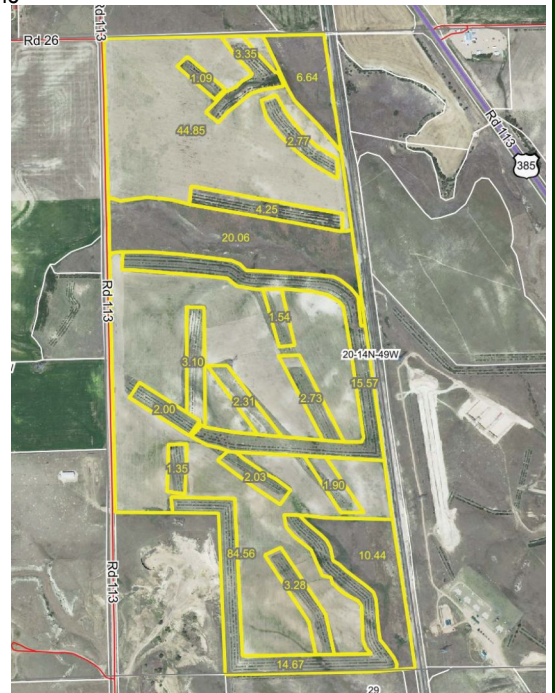
There were 84.6 acres planted to Milo in 2023. There are 44.8 acres of Summer fallowed land that was Winter Wheat in 2023. The Buyer will receive a 1/3 Landlord's share of the 2023 Milo Crop and will be able to assume any Crop Insurance coverage on the crop. The total guarantee on the Landlord's share is \$4,941.00 with a premium of \$576.00. This crop will make excellent habitat!

If development is in your plan, you'll find plenty of great spots for a country home. This property is an excellent opportunity for a diversified investment and will surely offer enjoyment for your family for generations to come!

Real Estate Taxes: The 2022 taxes were \$2,158.26 The Seller will pay all 2022 and prior taxes and the Buyer will be responsible to pay all the 2023 taxes.

Legal: That part of the W1/2 Section 20 (lying west of the BNRR), Twp. 14 N Range 49, West of the 6th PM, Cheyenne County, Nebraska.

Terms: \$20,000.00 down upon being the successful bidder. The Deposit shall be in good funds by Cash, Check or Bank Wire. Deposit due upon signing the Purchase Agreement or the next Banking day. The balance will be due on or before **October 12th, 2023**. The land is to be sold for cash and is not contingent upon any matter including financing. The Sale is subject to Seller Confirmation, however, it is the Seller's Intention to Sell the Property to the highest and best Bidder. See complete terms and manner of sale on the website or call 308-262-1150 for registration information. Buyers must register & be approved by Kraupie's at least 24 hours prior to sale closing.



Ed Glanz - Seller

See the complete listing,
Register, and Bid Now at

www.farmauction.net/Glanz231

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Note: This information was obtained from sources deemed to be reliable but is not guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note, we will not accept Sub-agency without prior written consent. Please Do Not take this advertisement as permission to trespass! Anyone wishing to inspect the property prior to the auction should make arrangements with Kraupie's at 308-262-1150.

See details at
www.farmauction.net



For more information Call
308-262-1150