



LAND AUCTION

Stanton
County
Nebraska

+/- 155.22
ACRES



Nov. 7th @ 1:00 pm

Cooper Center, Pilger NE

See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – CMJ Farm LLC

Auction Information: The auction will be held November 7, 2024 starting @ 1:00 p.m. Auction will be held at the Cooper Family Community Center in Pilger, NE. (100 W. 2nd St. Pilger, NE 68768) **In case of inclement weather our fallback date will be November 14, 2023 @1:00 P.M. (same location)**

Property Location: From the Hwy. 275 Pilger spur (Hwy. 275 / 15 junction) take Hwy. 275 West for 2 miles to 572nd Ave. This puts you at the SE corner of the property being sold. This property lies on the North side of Hwy. 275 and continues West for approximately ½ mile. This property lies on the West side of 572nd Ave. and continues North for approximately ½ mile.

Legal: SE4 29-24-3 PT SE PILGER PCT 155.22 ACRES parcel ID: 0001165.00

Land Description: This is a +/-155.22 acre tract that lays gently rolling to slightly sloped in Stanton County. This property offers +/-148.51 farmable acres with the remaining acres making up the Homestead. The farmable acres have a soil content consisting mainly of Nora-Crofton Complex and Hobbs Silt Loam. Portions of this farm were previously in a CRP program but are no longer in a program. This farm has a history of producing good yields and has good drainage. This farm is open for the 2025 growing season.

Homestead Description: This property has a livable older home built in 1900 with several additions throughout the years. There has been upgrades made to the interior of the home such as newer fixtures, counters, vanities, and flooring. This home has less than a ½ mile of gravel travel and offers an attached garage and small out buildings. This home can be viewed by appointment by calling Dennis at 402-380-2214. Home will not be available for showings until after October 14. The home/acreage will not be offered separate from the farmland. If the winning bidder so desires this acreage could be surveyed out and be a very marketable acreage to sell or rent out.

Taxes 2023: \$7,241.68 or \$46.65 per acre

FSA/NRD Info: Corn Base Acres => 81.80 PLC Yield =>142
Oats Base Acres => 0.60 PLC Yield =>47

Well Data: There is an unregistered livestock well located in the Southwest portion of this property near the grain bin site. Only known specifics is that it is an electric well and currently in working condition.

Order of Auction: The action will be conducted on a price per acre style of sale. The homestead will NOT be offered separate from the farmland. Auction will start promptly at 1:00 p.m. on November 7, 2024 beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property being sold. Breaks will be taken per the auctioneer's discretion.

Financing: This sale is NOT contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. If a bidder cannot be present for the Auction, contact R.E.S.T. prior to the auction. A bank letter showing pre-approval will be required for any absentee bidder.

Sale Day Phone: (402)640-4000 or visit our website www.RestAgAuction.com. If you are unable to attend the auction, please contact Rest Ag and Auction prior to the action.

Terms: The property is being sold As/Is and not subject to inspections. The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be on or before 1-3-25. **The buyer will receive possession at closing.**

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.



VIEW RESIDENCE by Appointment 402-380-2214

| Code | Soil Description | Acres | Percent | Legend |
|------|--|-------|---------|--------|
| 6778 | Nora-Crofton complex, 6 to 11 percent slopes, eroded | 89.33 | 57.2% | |
| 3561 | Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool | 30.70 | 19.7% | |
| 6775 | Nora-Crofton complex, 2 to 6 percent slopes, eroded | 19.66 | 12.6% | |
| 6789 | Crofton-Nora complex, 11 to 17 percent slopes, eroded | 10.25 | 6.6% | |
| 6603 | Alcester silty clay loam, 2 to 6 percent slopes | 6.05 | 3.9% | |



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