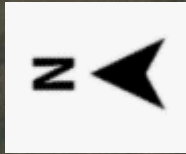




ABSOLUTE LAND AUCTION

Knox County Nebraska

**+/- 80 ACRES
Grass**



March 22nd @ 1:00 pm

Creighton Community Center, NE

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

Seller – Darrel Blunck Estate

Auction Information: The auction will be held Friday March 22, 2024 starting @ 1:00 p.m. Auction will be held in the Creighton Community Center located at 408 Rice Street, Creighton NE 68729. **In case of severe weather our fallback date will be Friday March 29, 2024 @1:00 P.M. (same location) **

Property Location: Located 3 miles north of Creighton, NE. **Directions:** On the east end of Creighton, from the intersection of Highway 59 and Highway 13, take Hwy 13 three miles north to 875 Rd. Go east on 875 Road approximately 1 mile to 532nd Ave. This places you on the southeast corner of the property being sold. The property lies on the north side of 875 Road.

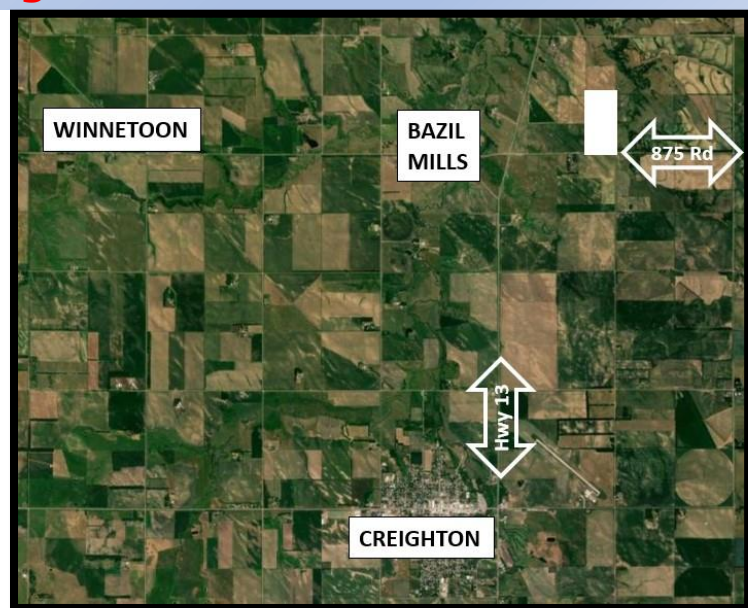
Legal: 3 29 5 E2SE parcel ID: 540007596

Description: +/-80 acre gently rolling tract, consisting mainly of Crofton-Thurman complex and Nora silt loam. Currently planted with hard grasses. No longer in CRP, this farm could be converted to row crop and become a good yielding farm. This farm is open for the 2024 growing season as there are no known written or verbal crop growing contracts. Farm has a nice shelter belt, 2 stall garage with electricity and corn crib on 10 acres making it an ideal location for a new home.

Taxes 2023: \$1,799.54 or \$22.49 per acre

FSA/NRD Info: Corn Base Acres = 21.20 => PLC Yield 73
Soybeans Base Acres =21.20 =>PLC Yield 24

Well Data: There is an unregistered well on the property. Condition is unknown.



Open House Saturday 3-2-24 2:30 pm – 4:30 pm

Open House: We will be hosting an open house on Saturday March 2, 2024 from 2:30 pm to 4:30 pm for the public to inspect the grounds and buildings on the premises. Property and structures are being sold AS IS.

Order of Auction: The action will be conducted on a price per acre style of sale. Auction will start promptly beginning with the opening announcements. We will then start the bidding and take one to two short breaks in between bidding to allow bidders to make calls if needed.

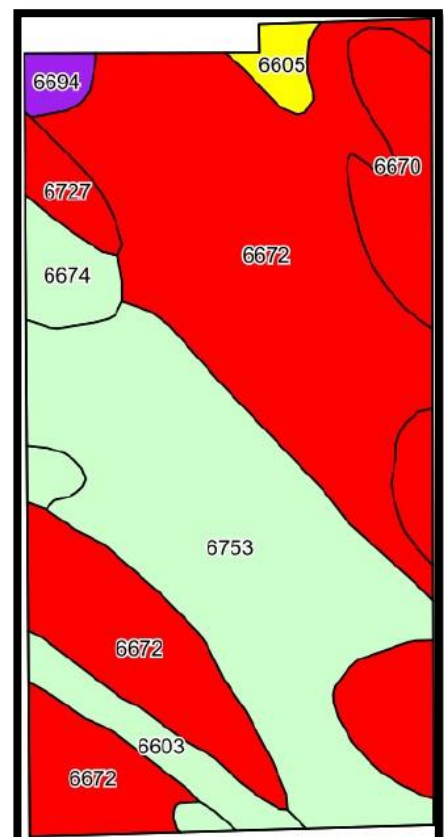
Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. Bidders that cannot be present for the auction will be required to provide proof of funds before they will receive bidding approval. Letter of finance has to be received at least 48 hours prior to auction.

Sale Day Phone: (402)640-4000. If you are unable to attend the auction and need to set up another means of bidding, please contact us at (402)640-4000 at least 48 hours prior to the auction.

Terms: The property or properties will be sold to the highest bidder. The winning bidder will pay a non-refundable 20% 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 20 to 30 days after the auction. The buyer will receive possession of the property 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.

Code	Soil Description	Acres	Percent	Legend
6672	Crofton- Thurman complex, 6 to 11 percent slopes, eroded	40.46	50.4%	Red
6753	Nora silt loam, 2 to 6 percent slopes	24.47	30.5%	Light Green
6670	Crofton- Thurman complex, 11 to 17 percent slopes, eroded	5.71	7.1%	Dark Red
6603	Alcester silty clay loam, 2 to 6 percent slopes	3.60	4.5%	Light Green
6674	Crofton silt loam, coarse, 8 to 17 percent slopes, eroded	2.20	2.7%	Light Green
6727	Thurman fine sandy loam, 2 to 11 percent slopes	1.61	2.0%	Dark Red
6605	Bazile loam, 2 to 6 percent slopes	1.18	1.5%	Yellow
6694	Crofton-Nora complex, 6 to 11 percent slopes, eroded	0.97	1.2%	Purple



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