



# LAND AUCTION

Madison  
County  
Nebraska

+/- 159.37  
ACRES



Oct. 30<sup>th</sup> @ 1:00 pm

Trojan Hall Meadow Grove, NE

See more PHOTOS and VIDEOS via our website: [www.RestAgAuction.com](http://www.RestAgAuction.com)

Seller – Suckstorf Farms LLC

**Auction Information:** The auction will be held on October 30, 2024 starting @ 1 p.m. Auction will be held at the Trojan Hall (Old Meadow Grove Fire Hall) 310 Main Ave. Meadow Grove, NE 68752. **\*In case of inclement weather, auction fall back date will be November 6, 2024 (same location)\***

**Property Location:** From the intersection of Hwy. 275 and 539<sup>th</sup> Ave. in Meadow Grove. Take 539<sup>th</sup> Ave North for 4 miles to 846<sup>th</sup> Rd. Take 846<sup>th</sup> Rd. East 2 miles to 541<sup>st</sup> Ave. This will put you at the NW corner of the property being sold. Property lays on the South side of 846<sup>th</sup> Rd. and continues east for ½ mile. Property lays East of 541<sup>st</sup> Ave. and continues south for ½ mile.

**Legal:** NW1/4 5-24-3 159.37 AC **parcel ID: 590153811**

**Description:** This is a +/-160 acre tract of land that is gently rolling to gradually sloped with road access on the West and the North. Soil consists mainly of Thurman loamy fine sand, Boelus loamy fine sand, and Loretto fine sand. This farm has a nice stand of hardy native grasses that can support livestock all summer long. There is also +/-67 acres enrolled in a CRP program until 2026 offering added income potential. This parcel currently has +/-89 acres that are currently being grazed that could be converted to farmable acres. Livestock can easily be watered by a livestock well located in the SW portion of this farm. This well is located near a 2-bin grain bin site offering electricity for additional livestock equipment. Fences and grain bins are in fair condition. This farm is open for the 2025 growing season.

**Taxes 2023:** \$6,047.62 or \$37.95 per acre

**FSA/NRD Info:** Corn Base Acres => 37.60  
Soybeans Base Acres => 16.80

CRP Acres => 67.01  
CRP Payment => \$213.35/acre  
Total => \$14,297.00/yr

**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 auction will be conducted on a price per acre style of sale. Auction will start promptly 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 will not be able to be present for the Auction, then a bank letter showing pre-approval will be required. Payment will be split between 2024 & 2025 tax year. Occupancy will be given upon first half of payment in 2024. Buyer will take possession upon second half of payment in 2025.

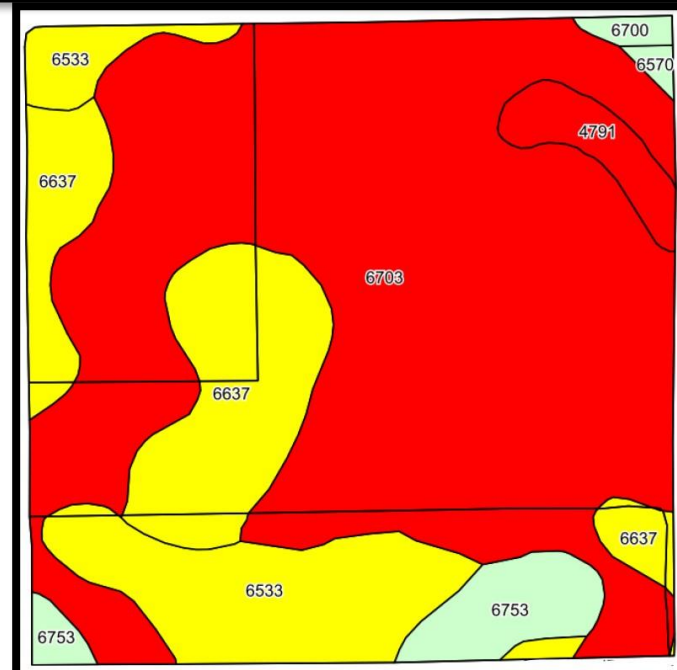
**Sale Day Phone:** (402)640-4000 or visit our website @ RestAgAuction.com. If you are unable to attend the auction, please contact us at (402)640-4000 at least 48 hours prior to the auction.

**Terms:** The property or properties will be sold to the highest bidder. The winning bidder will pay a non-refundable 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. Occupancy will be given upon first half of payment in 2024. Buyer will take possession upon second half of payment in 2025.

**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
6703	Thurman loamy fine sand, 2 to 6 percent slopes	101.14	64.7%	Red
6637	Boelus loamy fine sand, 2 to 6 percent slopes	23.85	15.2%	Yellow
6533	Loretto fine sandy loam, 0 to 2 percent slopes	18.96	12.1%	Light Yellow
6753	Nora silt loam, 2 to 6 percent slopes	6.75	4.3%	Light Green
4791	Valentine fine sand, undulating	4.24	2.7%	Red
6700	Thurman loamy fine sand, 0 to 2 percent slopes	0.92	0.6%	Light Green
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	0.57	0.4%	Light Green



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