

SEWARD COUNTY LAND AUCTION

TUESDAY, OCTOBER 20, 2020 9:00 A.M.

1625 FAIRGROUNDS (HARVEST HALL) SEWARD, NEBRASKA 68434

SELLING 469.91 ACRES MORE OR LESS IN (5) TRACTS

TRACT 1

Legal Description: The Northeast Quarter of Section 14, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska containing 158.54 acres more or less.

Location: From the Milford exchange on Interstate 80, go 1 and 1/2 mile North 238 Road (Matzke Highway).

Property Description: This is a Non-irrigated tract of land with the majority of it in class II soils that lays generally level. There is a vacant farmstead with wooded area located on the Northwest corner of the Tract.

FSA Information: Cropland Acres-138.43

Corn Base is 69.36 acres with a 137 bu PLC Yield

Soybean Base is 69.07 acres with a 45 bu PLC Yield

Taxes: 2019 taxes are \$10,226.30

Possession: Possession given at closing subject to tenants rights through February 28, 2021

TRACT 2

Legal Description: The East Half of the Southeast Quarter of Section 2, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska, containing 80 acres more or less.

Location: From the Milford Exchange on Interstate 80, go 2 and 1/2 miles North on 238 Road (Matzke Highway).

Property Description: This is a Non-irrigated tract that lays generally level with the over 95% of class II soils. There is a utility easement that runs diagonally through the property.

FSA Information: Cropland Acres-76.09

Corn Base-36.24 with a 136 bu. PLC Yield

Soybean base-36.14 with a 42 bu. PLC Yield

Grain Sorghum-3.71 acres with a 88 bu. PLC yield

Taxes: 2019 taxes are \$5358.82

Possession: Possession given at closing subject to the tenants rights through February 28, 2021

TRACT 3

Legal Description: The West Half of the Southeast Quarter of Section 2, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska, Containing 80 acres more or less.

Location: From the Milford Exchange on Interstate 80, go 2 and 1/2 miles North on 238 Road (Matzke Highway) and 1/4 mile West.

Property Description: This is a Non-irrigated tract that lays slightly rolling to generally level with mostly class II soils a small pond and some wooded area. There is a utility easement that runs diagonally through the property.

FSA Information: Cropland Acres- 66.79

Corn Base- 33.46 with a 137 bu. PLC Yield

Soybean Base- 33.33 with a 45 bu PLC Yield

Taxes: 2019 taxes were \$4595.70

Possession: Possession given at closing subject to tenants rights through February 28, 2021

TRACT 4 A

Legal Description: Part of the Northeast Quarter of Section 4, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska, Containing 57.64 Acres more or less.

***Tract 4A:** The Tract of Land Located West of the Railroad Tracks with this legal description.

Location: From Seward, Nebraska, go 2 miles South on Highway 15 to Fletcher Road and 1/2 mile East.

Survey: If Tract 4A and 4B sell separately, a survey will be conducted with the cost of the survey to be equally split 3 ways between the two buyers and seller.

Property Description: This is a Non-irrigated parcel that is generally level with majority of class II soils, some low lying ground and wooded areas. The BNSF Railroad and right of way runs diagonally through this parcel.

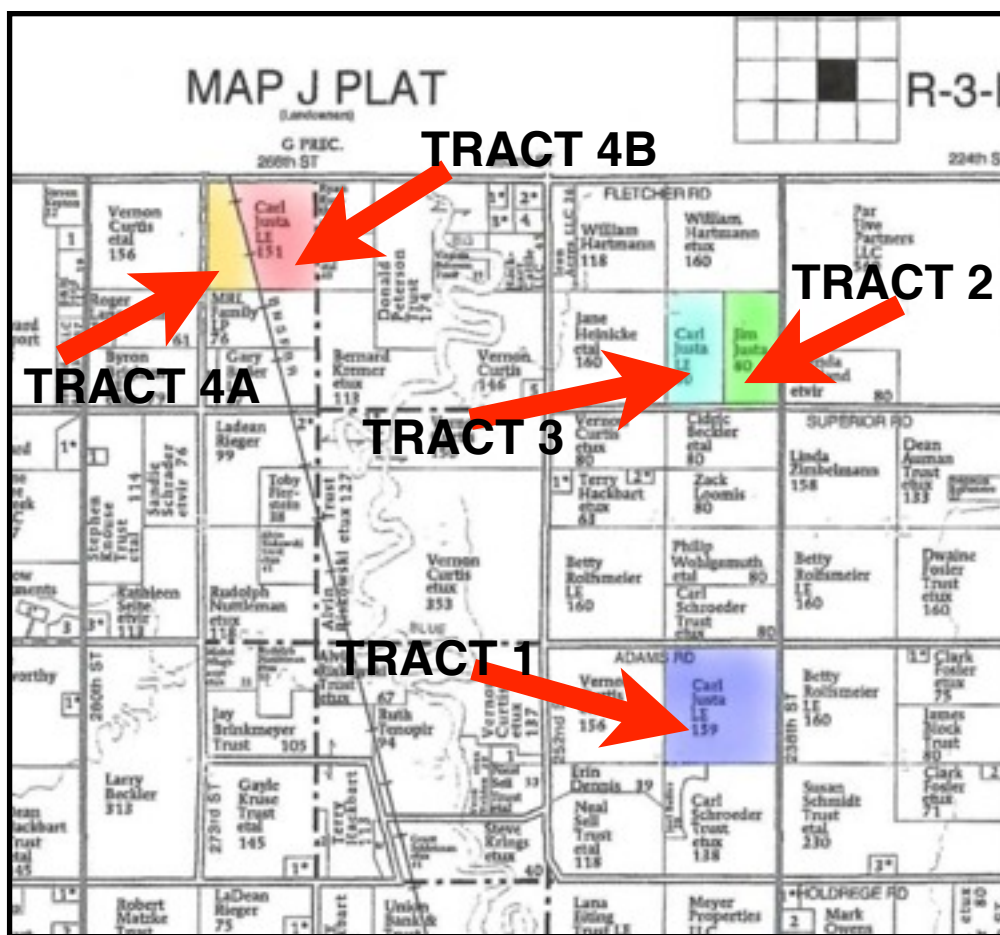
FSA Information: (Combined with 4B) Cropland Acres-120.94

Corn Base-60.56 with a 137 bu.PCL Yield

Soybean Base-60.32 with a 45 bu. PLC Yield

Taxes: 2019 taxes were \$8522.66

Possession: Possession given at closing subject to the tenants rights through February 28, 2021



TRACT 4 B

Legal Description: Part of the Northeast Quarter of Section 4, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska, Containing 99.99 Acres more or less.

***Tract 4B:** The Tract of Land Located East of the Railroad Tracks with this legal description.

Location: From Seward, Nebraska, go 2 miles South on Highway 15 to Fletcher Road and 1/2 mile East.

Survey: If Tract 4A and 4B sell separately, a survey will be conducted with the cost of the survey to be equally split 3 ways between the two buyers and seller.

Property Description: This is a Non-irrigated parcel that is generally level with majority of class II soils, some low lying ground and wooded areas. The BNSF Railroad and right of way runs diagonally through this parcel. There is a 25' easement strip of land that runs parallel with the east line on the property.

FSA Information: (Combined with 4A) Cropland Acres-120.94

Corn Base-60.56 with a 137 bu.PCL Yield

Soybean Base-60.32 with a 45 bu. PLC Yield

Taxes: 2019 taxes were \$8522.66

Possession: Possession given at closing subject to the tenants rights through February 28, 2021

Inspection: To inspect the properties, contact Russ Moravec at 402-367-8218. Please view our website at www.moravecauctions.net for photos, drone footage, and soil maps of the properties. Terms: \$20,000.00 down (per tract) day of sale with the signing of a purchase agreement. The balance to be paid on or before December 4, 2020. Title insurance and escrow fees will be split equally between the buyer and seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction

Moravec Auction Co. LLC

2741 L RD, DAVID CITY, NE 68632

RUSS MORAVEC AUCTIONEER AND REAL ESTATE BROKER

402-367-8218



Jim D. Justa, David I. Justa, and Steven A. Justa, Owners of Tracts 1, 3, & 4
Jim D. Justa, Owner of Tract 2

MORAVECAUCTIONS.NET