

36+/- ACRES COLFAX COUNTY LAND OFFERED

CROPLAND FOR SALE

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LISTING PRICE

\$320,000.00

LAND LOCATION:

12.5 MILES NORTH & 2 MILES EAST OF SCHUYLER, NEBRASKA

LEGAL DESCRIPTION:

PART OF N1/2N1/2SE1/4 12-19-3 EXCLUDES 4+/- ACRES IN NORTHEAST CORNER COLFAX COUNTY, NEBRASKA

PROPERTY DESCRIPTION:

SELLING 36+/- ACRES WITH 26.7+/- CERTIFIED IRRIGATED ACRES. CROPLAND IS GRAVITY IRRIGATED FROM A WELL ON ADJOINING TRACT. ACREAGE IN THE NORTHEAST CORNER HAS BEEN SURVEYED OUT.

2023 ESTIMATED REAL ESTATE TAXES:

COLFAX COUNTY \$2,004.08. SELLER PAYS 2024 AND PRIOR YEARS TAXES. BUYER PAYS 2025.

SELLERS: J & J WALTON FAMILY TRUST
CO-TRUSTEES: JANICE & JERRY WALTON

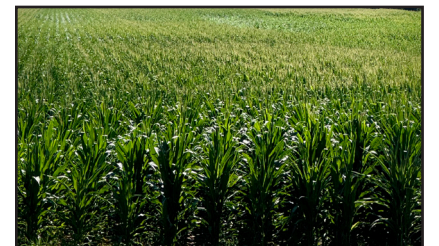
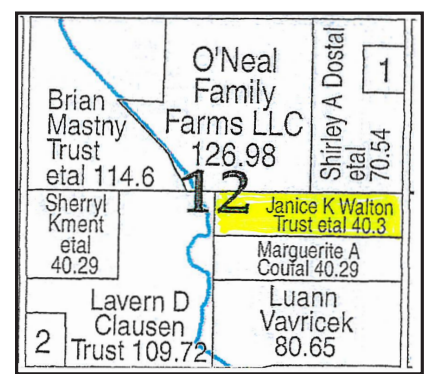
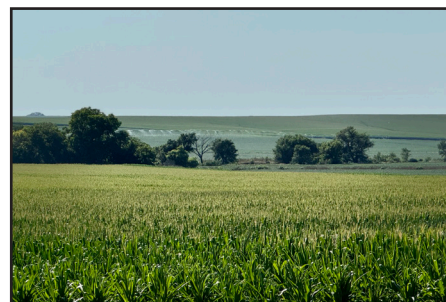
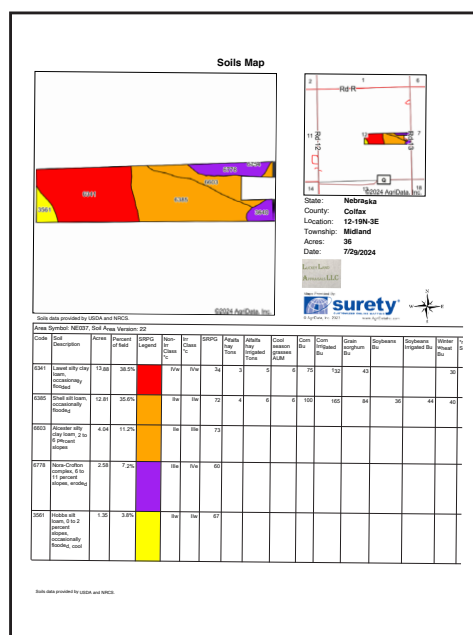
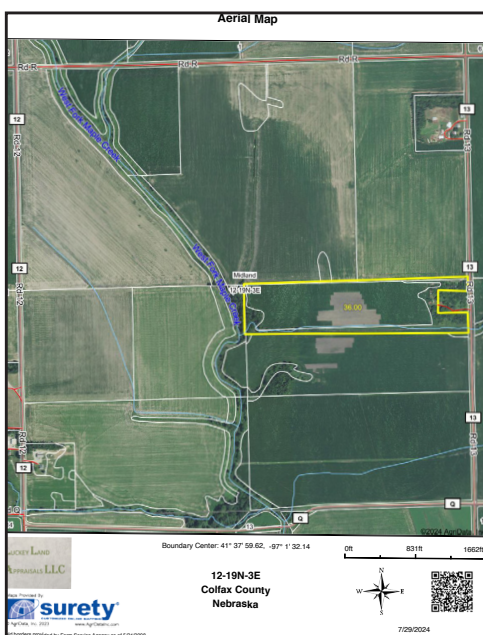
CLOSING: 30 days after acceptance and signing of Purchase Agreement..

TERMS: 10% non-refundable Down Payment, day of signing and acceptance of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Seller retains 2024 crop and cash rent. Buyer has full possession for 2025.

SURVEY: Acreage has been surveyed off. If additional survey is required it will be at the expense of the Buyer.

NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is'. Each bidder is responsible for their own inspections and inquiries of the property.



**View our website at www.bussauction.com for additional information and also to view Drone video of the property.

BUSS

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