

# 2 DAY - 8 TRACTS UNRESERVED/ABSOLUTE LAND AUCTION

**BUTLER • POLK • PLATTE • NANCE**

**November 14 & 15**

Starting at 1:00 PM

**American Legion** 2263 3rd Ave Columbus, NE

**Seller:** Lawrence D. Micek Family Trust

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## TRACT 1

**SELLING  
NOV 14**

**80 +/- ACRES IN  
BUTLER COUNTY**

### LEGAL DESCRIPTION

E1/2SE1/4 8-16-1  
Butler County, NE

### PROPERTY DESCRIPTION

Selling 80 acres with 77 acres  
of gravity irrigated cropland

### 2023 TAXES

\$5,035.76



## TRACT 2

**SELLING  
NOV 14**

**120 +/- ACRES IN  
POLK COUNTY**

### LEGAL DESCRIPTION

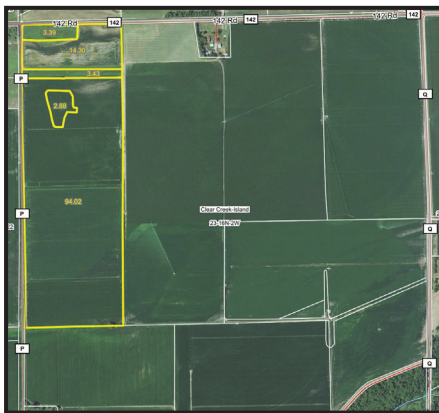
W1/2NW1/4&NW1/4SW1/4  
23-16-2 Polk County, NE

### PROPERTY DESCRIPTION

Selling 120 acres with 79 acres  
of pivot irrigated cropland and  
37 acres of dry cropland

### 2023 TAXES

\$7,535.28



## TRACT 3

**SELLING  
NOV 14**

**315.61 +/- ACRES IN  
POLK COUNTY**

### LEGAL DESCRIPTION

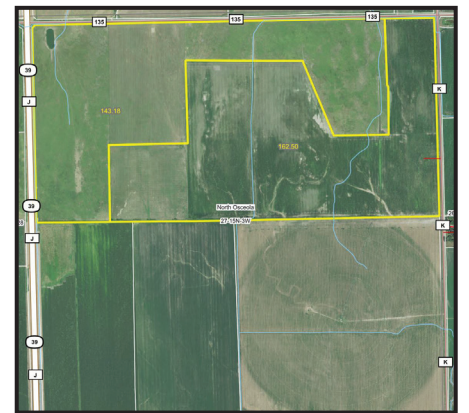
N1/2 27-15-3  
Polk County, NE

### PROPERTY DESCRIPTION

Selling 315.61 acres with 140  
acres of dry cropland and 170  
acres of pasture & hay meadow

### 2023 TAXES

\$10,292.76



## TRACT 4

**SELLING  
NOV 14**

**160 +/- ACRES IN  
PLATTE COUNTY**

### LEGAL DESCRIPTION

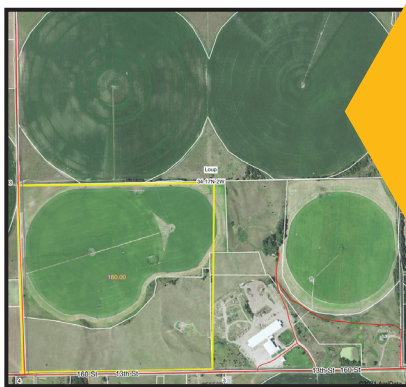
SW1/4 34-17-2W  
Platte County, NE

### PROPERTY DESCRIPTION

Selling 160 acres with 96 acres  
of pivot irrigated cropland, 5  
acres of dry cropland, and 55  
acres of pasture

### 2023 TAXES

\$8,082.44



## TRACT 5

**SELLING  
NOV 14**

**105.48 +/- ACRES IN  
PLATTE COUNTY**

### LEGAL DESCRIPTION

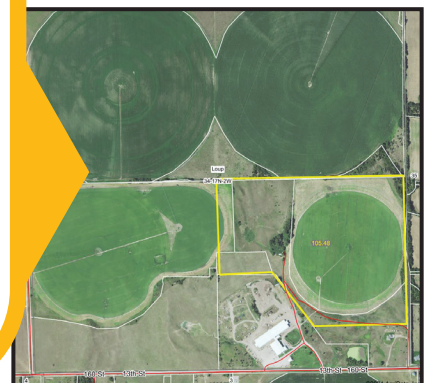
SE1/4 EXC TR IN S1/2SE1/4  
34-17-2 Platte County, NE

### PROPERTY DESCRIPTION

Selling 105.48 acres with 58  
acres of pivot irrigated crop-  
land, 9 acres of dry cropland,  
and 37 acres of pasture

### 2023 TAXES

\$4,839.96



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**DAVID LUCKEY**  
Broker | Certified Appraiser  
402.562.0922

**BRAD LUCHSINGER**  
Salesman | Auctioneer  
402.910.8619



# STARTING FRIDAY, NOVEMBER 15 AT 1 PM

## TRACT 6

160 +/- ACRES IN NANCE COUNTY

### LEGAL DESCRIPTION

SW1/4 2-17-8  
Nance County, NE

### PROPERTY DESCRIPTION

Selling 160 acres all rolling pasture with minimal trees and excellent fencing

### 2023 TAXES

\$2,324.70

## TRACT 7

320 +/- ACRES IN NANCE COUNTY

### LEGAL DESCRIPTION

NW1/4&SW1/4 16-17-8  
Nance County, NE

### PROPERTY DESCRIPTION

Selling 320 acres of rolling to rough pasture with good mix of grasses and good fencing. Also has recreational value

### 2023 TAXES

\$4,790.60

## TRACT 8

480 +/- ACRES IN NANCE COUNTY

### LEGAL DESCRIPTION

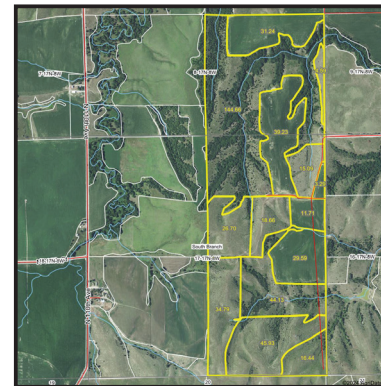
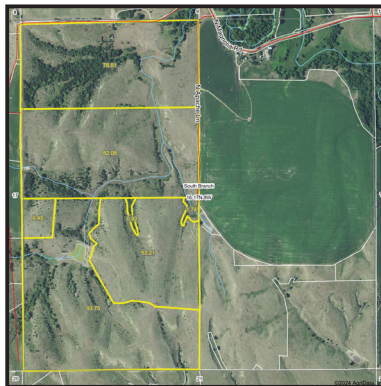
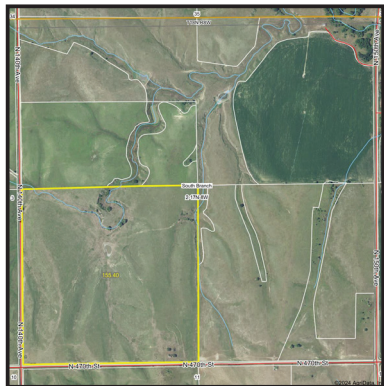
SE1/4 8-17-8 & NE1/4&SE1/4 17-17-8 Nance County, NE

### PROPERTY DESCRIPTION

Selling 480 acres which is a combination of 115 acres of dry cropland and 365 acres of rolling to rough pasture with recreational value.

### 2023 TAXES

\$10,569.08



**TERMS & CONDITIONS FOR LIVE/ONLINE/PHONE BIDDING can be found at [www.BUSSAUCTION.com](http://www.BUSSAUCTION.com)**

**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:** Property sells subject to a 2024 lease. Cropland buyer gets full possession 3/1/25. Pasture buyer gets full possession at closing.

**SURVEY:** If 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.

## 8 TRACTS SELLING NOVEMBER 14 & 15 STARTING AT 1 PM AT THE AMERICAN LEGION

**SELLER:**  
MICEK TRUST

**SCAN FOR MORE INFO**



▲ **DAVID LUCKEY**

Broker | Certified Appraiser

**402.562.0922**

▲ **BRAD LUCHSINGER**

Salesman | Auctioneer

**402.910.8619**

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