

LAND AUCTION

619.67 TOTAL ACRES- Offered In Multiple Parcels
Productive Cropland, Pasture, & Recreational Land

139.67 Acres +/- Cedar County • 480 Acres +/- Knox County

Thursday, March 30, 2023

Offered in
6 Parcels at
TWO sale
locations!

CEDAR COUNTY (Sells in Randolph, NE at 10:00 a.m. - Randolph Community Golf Course Clubhouse, 209 W Wayne, Randolph, NE)

KNOX COUNTY (Sells in Creighton, NE at 3:00 p.m. - Creighton Community Center and Inn, 408 Rice St., Creighton, NE)

Live auction with online bidding available at
HomesteadLandCompany.com
& **MossyOakProperties.com**

GENERAL INFORMATION:

This auction presents a unique opportunity to invest in high quality Cedar and Knox county cropland, pasture, and recreational land offered in six tracts. These farms have been held in the Sukup and Schlichting families for many years and have been well cared for through long term tenant relationships and ownership with a strong commitment to caring for the land and enhancing the wildlife habitat. The Cedar County farm is a high quality farm in a strong demand area. The Knox County farms offer productive soils, abundant live water sources, and exceptional recreational opportunities. Strong commodity prices and cash rental rates along with consistent real estate appreciation combine to make this an ideal time to invest in income producing farmland and premier recreational properties. This will be a live auction held in two locations throughout the day. Please take note of the time and locations of the two separate live auctions. Online bidding will also be available by registering through our website. We welcome your inspection of these farms. Call for FSA information and all other relevant details!

CEDAR COUNTY LAND

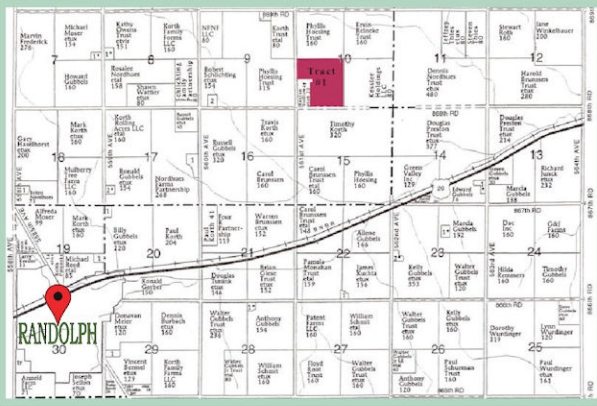
SELLERS: Robert Schlichting and Heirs of Ray and Ida "Ann" Sukup

TRACT #1 - 139.67 Acres +/- (SW 1/4 of 10-28N-1E, Cedar Co., NE - LESS acreage previously deeded away)

Part of Parcel # 0003921.00

2022 Tax: Approximately \$5,011

This is a highly productive Cedar County dryland farm with gently rolling topography, heavy silt loam and silty clay loam soils, good access, and located just over a mile north of Hwy. 20. This is an investor quality farm that is 100% tillable and income producing. The farm is also situated just minutes from several large livestock operations and major grain terminals.



TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before April 27, 2023, the date of closing. Buyer will receive full possession of the property on the closing date.

Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing; all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions. The property is sold subject to existing easements, restrictions, covenants or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is contingent upon seller confirmation; however, it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers as sellers' agents.

View photos, videos & maps at
HomesteadLandCompany.com or
MossyOakProperties.com



MOSSY OAK
PROPERTIES

Homestead Land & Management Co. Inc.
America's Land Specialist

Contact
Dan Rohrer,
Broker,
402-841-1360

KNOX COUNTY LAND

SELLERS: Heirs of Ray and Ida "Ann" Sukup

TRACT #2 - 101 Acres +/- subject to completion of survey (Part of E 1/2 SE 1/4 of Sec. 31 & Part of W 1/2 SW 1/4 of Sec. 32, - All 30N-7W, Knox Co., NE)

Part of Parcel (#540006922 & 540006928)

2022 Tax: Approximately \$1,750

This is an excellent tract of recreational land with pasture rental income. The property offers good road access, hardwood and cedar forested canyons, a large spring fed pond, and tremendous deer and turkey hunting. Premier recreational properties with this combination of fishing, hunting, and rental income are difficult to find.

TRACT #3 - 59 Acres +/- subject to completion of survey (Part of E 1/2 SE 1/4 of Sec. 31 & Part of W 1/2 SW 1/4 of Sec. 32, - All 30N-7W, Knox Co., NE)

Part of Parcel (#540006922 & 540006928)

2022 Tax: Approximately \$1,300

This is a small, affordable tract of productive cropland. The property offers good road access, high yielding loam soils, and gently rolling topography. This is an opportunity to expand your current farm operation or add a small tract to your farmland investment portfolio.

TRACT #4 - 100 Acres +/- subject to completion of survey (Part of SW 1/4 of Sec. 9-29N-7W, Knox Co., NE)

Part of Parcel #540007242

2022 Tax: Approximately \$3,500

This is a tract of quality cropland previously pivot irrigated but currently dryland farmed in recent years. The property offers good road access, productive Bazile, Trent, & Moody loam soils, and nearly level to gently rolling topography. There are 59.85 certified irrigated acres through the LNNRD and a small 80 gpm registered well #G-053993 that will transfer with the property. Call for more details regarding the irrigation history and water rights. This is another opportunity to expand your current farm operation or add to your farmland investment portfolio.

TRACT #5 - 60 Acres +/- subject to completion of survey (Part of SW 1/4 of Sec. 9-29N-7W, Knox Co., NE)

Part of Parcel #540007242

2022 Tax: Approximately \$1,300

This is a unique tract offering a combination of productive grassland, excellent fishing from two stream fed ponds, abundant timber and wildlife habitat, along with an older farmstead consisting of a Behlen Quonset building, an older barn, numerous smaller wood outbuildings and electrical service onsite. This property has good road access and would be well suited as a new home site, recreational cabin site, or a place to park your camper in the machine shed and just enjoy the hunting, fishing, and recreation on the weekends.

TRACT #6 120 Acres +/- (E 1/2 of the SW 1/4 and SE 1/4 of the NW 1/4, all in Sec. 15-29N-7W, Knox Co., NE)

Part of Parcel (#540007271 & 540007272)

2022 Tax: \$1,740

This tract offers productive grassland along with a nice mix of hardwood timber and cedar cover and 3/4 mile of the beautiful Verdigré Creek. Access will be perfected by a recorded easement. This is a premier recreational tract with great deer and turkey hunting, live water, and pasture rental income.

