

LAND AUCTION

440 ACRES +/- - Productive Wayne County Cropland
(Offered In 4 Parcels)

Thursday, November 16, 2023 - 1:30 PM

Location of Land: From Wayne, NE: 8 miles south on Hwy. 15 to 847 Rd., then 4 miles west to 572 Ave., and 1/2 mile south. From Pilger, NE: 2 miles west on Hwy. 275 to 572 Ave., then 5 miles north
Location of the Auction: Cooper Family Community Center- 100 W. 2nd Street, Pilger, NE

Live auction with online bidding available at HomesteadLandCompany.com

General Information: This auction presents an opportunity to invest in high quality Wayne county farmland offered in four individual tracts. This farm has been held in the Lage family for many years and has been well cared for. This is a high quality farm in a strong demand area with competitive grain markets and several feedlots nearby. The buyer will receive full possession for the 2024 growing season. Possession of the home and building site will be granted upon closing. This will be a live auction with online bidding also available by registering through our website. We welcome your inspection of these farms. Call for FSA information, tile map, and all other relevant details!

****The successful high bidder will receive choice of any**

Tract with the privilege and option of taking multiple tracts, combinations, or the entire farm for the same price per acre bid.**

Tract #1: 80.44 Acres +/- (S 1/2 SW 1/4 of Sec. 33, Twp. 25N, Rg. 3 E, Wayne Co., NE)

Parcel #0001359.00 2022 Tax: \$4,618.72

This is a very productive tract of cropland that is 100% tillable. Soils consist of silty clay loam and silt loams. Topography consists of rolling hills and the farm has excellent road access. Small tracts of productive cropland like this are difficult to find. This tract had 76.94 acres of corn planted in 2023.

Tract #2: 88.54 Acres +/- (Part of the N 1/2 SW 1/4 of Sec. 33, Twp. 25N, Rg. 3 E, Wayne Co., NE)

Part of Parcel #0001355.00 2022 Tax: Approximately \$4,957.04

This is another small affordable tract of productive cropland. The property offers good road access, high yielding loam soils, and varying topography from rolling upland hills to heavy bottomlands along the creek. Portions of this tract have been tiled. This is an opportunity to expand your current farm operation or add a small tract to your farmland investment portfolio. This tract had 77.9 acres of corn planted in 2023.

Tract #3: 111.96 Acres +/- (Part of the S 1/2 NW 1/4 & NE 1/4 NW 1/4 All in Sec. 33, Twp. 25N, Rg. 3 E, Wayne Co., NE)

Part of Parcel #0001355.00 2022 Tax: Approximately \$6,308.96

This is a tract of quality cropland with the right combination of small timber areas to offer great hunting opportunities as well. The property offers good road access on two sides, productive soils, and rolling topography. Portions of this tract have been tiled. This tract had 16.51 acres of soybeans and 78.94 acres of corn planted in 2023.

Tract #4: 160 Acres +/- (SE 1/4 of Sec. 32, Twp. 25N, Rg. 3 E, Wayne Co., NE)

Parcel #0001352.00 2022 Tax: \$11,006.38

This tract offers a combination of productive cropland and an older farmstead. Improvements include an older four-bedroom home, machine shed, 16,000 bu. Brock grain bin, 6,000 bu. Sioux grain bin, and a small Harvestore Silo. The mature timber on this parcel offers great protection for livestock. Portions of this tract have been tiled. The farm has excellent road access on two sides. This tract had 69.51 acres of soybeans and 71.7 acres of corn planted in 2023.

Krueger 119.09	160.55	2	120.37	159.89	Dunk	Dunk	151.16
Phyllis J Nelson 79.39	Scott D Heinemann etal 158.8	Leroy A Topp Trust etal 160.04	Donald Roman Nau LE etal 160.11	Randall R Janke Trust etal 159.88	Rose Ann Janke Trust 160.23	Nancy Breikreutz 80.16	Paul Harry Ehon etal 80.2
Duane L Suehl 79.47	30	29	28				
Clara Heinemann Trust etal 151.7	Clara Heinemann Trust etal 148.06	Dennis A Wade etal 159.71	Vincent S Kniesche etal 148.77	Dennis Wade 159.79	Rose Ann Janke Trust 160.14	Joel Spittgerber 320.68	
Steven A Suehl etal 113.07	Justin Bargstadt etal 81.65	Clara J Fisher LE etal 73.6	Janke Scott LLC 159.89	Lilla J Spittgerber Trust etal 160.0	1	Clara Heinemann Trust etal 158.16	Arnold Heithoff Trust etal 159.74
31	32	33	34				
Darrin Bargstadt etal 159.55	Randall R Janke Trust etal 135.69	Leroy A Topp Trust etal 145.94	Orville D Lage Trust 160.04	Orville D Lage Trust 198.81	Orville D Lage Trust 79.21	Randall Bargstadt 79.6	Randall Bargstadt 80.02
						Lighting Creek LLC 82.6	Randall Kohl 41.19



TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before December 15, 2023, the date of closing. Buyer will receive possession of the farmland and building site on January 2, 2024 and possession of the grain bins on March 1, 2024. 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 and 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.

For more information, contact Dan Rohrer, Broker 402-841-1360
View pictures at HomesteadLandCompany.com



Sellers: Orville D. Lage Revocable Trust