

# LAND AUCTION

Tract #1 - 277 Acres +/- • Tract #2 - 80 Acres +/-  
Knox County, Nebraska

Thursday, November 9, 2023, 1:30 p.m.  
Location of Auction: Bloomfield Community Center  
Bloomfield, Nebraska

Land Location: (From Lindy) Take 539 Ave. approx. 5 miles north to 894 Rd., head west 1/2 mile to the property on the north side of the road.

Live auction with online bidding available at [HomesteadLandCompany.com](http://HomesteadLandCompany.com)

## GENERAL INFORMATION:

This auction presents an opportunity to invest in a quality Knox County Farm, offered in two tracts. This property offers productive soil, two wells, three ponds, it is cross fenced, has great road access, and is well maintained. Tract #1 will hold a approximately 58 cow/calf pairs. Strong commodity prices and cash rental rates, along with consistent real estate appreciation, combine to make an ideal time to invest in income producing agland. This will be a live auction held at the Bloomfield Community Center. Online bidding will also be available by registering through our website. Inspection of these properties will be done by appointment only.

## Tract #1

277 acres+/-, subject to completion of survey  
Legal Description of Tract #1: SE 1/4 SE 1/4 Sec 32 And SW 1/4, the E 1/2 NW 1/4 of Sec 33 All 33N-4W,  
Parcel# 540004317 & 540004320  
2023 Tax: Approx. \$4,983.23  
Description of Tract #1: Very well-maintained grassland with rolling hills, three ponds, 2 wells (one active), good road access and is cross fenced. Soil consists mostly of Crofton silt loam.

## Tract #2

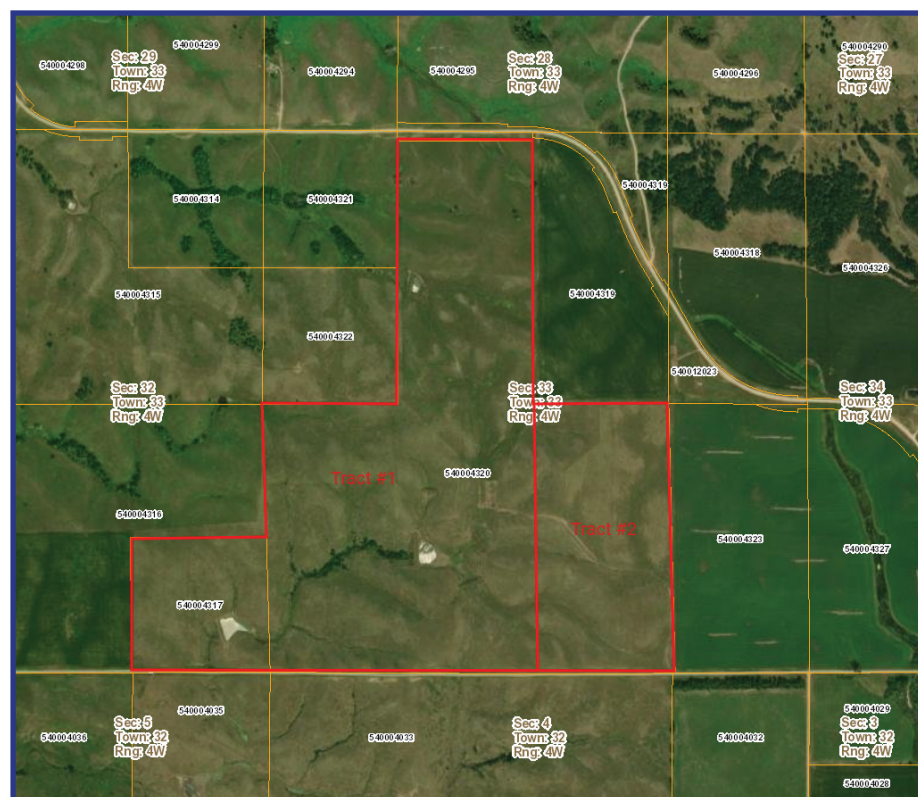
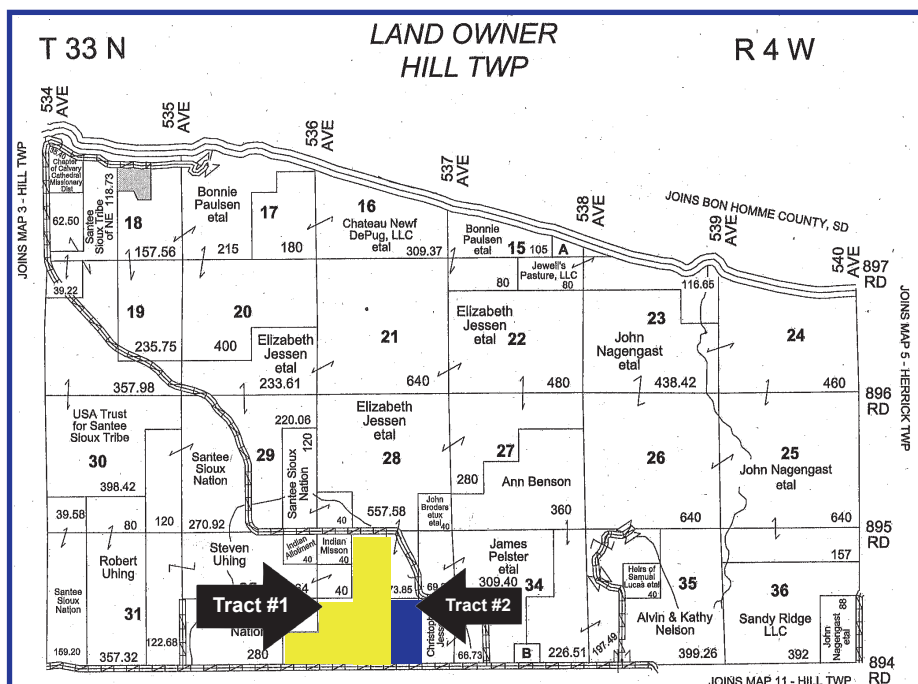
80 acres+/-, subject to completion of survey  
Legal Description of Tract #2: W 1/2 SE 1/4 of Sec 33 33N-4W  
Parcel# 540004320  
2023 Tax: Approx. \$1,439.20  
Description of Tract #2: Affordable tract of grassland with great potential for conversion to cropland use. This property has good road access, gentle rolling hill topography, and soils that consist of Crofton Nora complex and Crofton silt loam.

The new fence between Tract #1 and Tract #2 will be the responsibility of the new buyer/buyers.

**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 8, 2023, the date of closing. Buyer will receive possession of the property on the closing date subject to tenant's rights.

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.



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

For more information,  
call Listing Agent  
Ryan Vesely, 402-358-0030.

Dan Rohrer, Broker/  
Auctioneer, 402-841-1360

View pictures at [www.HomesteadLandCompany.com](http://www.HomesteadLandCompany.com).

Daniel and Amy Fiedler, Sellers