

LAND AUCTION

LIVE & ONLINE

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FEBRUARY 16, 2023 1:30

SAINT EDWARD, NE COMMUNITY BUILDING

Derek & Jennifer Nauenburg, Sellers

Land location: Directly South of St. Edward, NE on Hwy 39

Legal Description:

NE 1/4 2-18N-5W Beaver 'E'
Township, Boone County,
Nebraska

General Description:

This farm is currently in all row
crop production. The soil is
predominantly Hord Silt Loam.

FSA reports 134.55

Acres Cropland, 132.30 Base
Acres. The farm has 3 pivots
(2005 Zimmatic 5 tower, 310
Zimmatic 6 tower, 410 Zimmatic
4 tower) and 2 wells powered
with electricity. The location of
this farm offers excellent road
access, has potential for
development and affords a
scenic view of Beaver Creek.

This farm is available for the
2023 growing season. 2022 Real
Estate Taxes \$6,820.46



TERMS: Cash with a 15% non-refundable earnest fund payment day of auction, and balance in certified funds on or before March 2, 2023. Buyer will receive full possession on day of closing. Owners title policy to be divided equally. Sale is not contingent upon buyer financing. Property is being sold "AS IS" with no warranties or guarantee implied. Property is being sold subject to any existing easements, restrictions or reservations of record, if any.



O-K REAL ESTATE & AUCTION SERVICE, INC.

E. Irene Kula, Broker (308) 548-8748 Fullerton NE

Kevin Laska, Listing Agent (402)750-3197

Doug Storm, Listing Agent (402)741-0477

Joe Aschoff, Ag Land Realty, Auctioneer