

LAND FOR SALE

PIERCE COUNTY

143.45 +/- ACRES

\$688,560

Offered for sale this dryland farm with 139.5 +/- certified cropland acres located north of Plainview, Nebraska.

LOCATION: From Highway 20 and 537 Avenue intersection, two and one quarter miles north on the east side of 537 Avenue.

LEGAL: The Southwest Quarter (SW4) less tract in Southwest Quarter of the Southwest Quarter (SW4SW4) of Section 22, Township 28 North, Range 4 West of the 6th PM in Pierce County, Nebraska, containing 143.45 +/- acres.

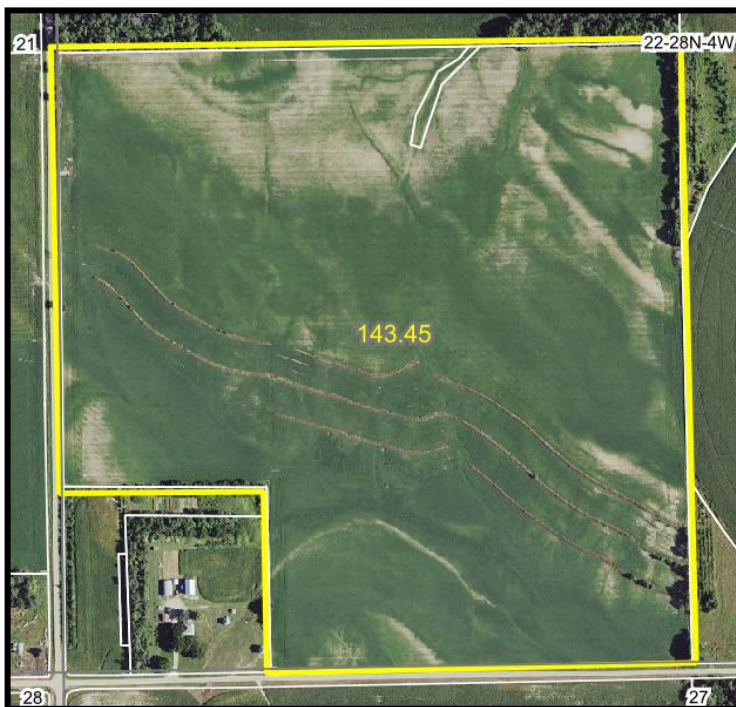
SOILS: Bazile soils 1-6%, Muir silt loam (rarely flooded) and Thurman loamy fine sand 2-11%.

BASE ACRES: FSA Farm #5253 - Tract #7174

Certified Cropland Acres - 139.5 Acres

Corn - 85.7 Acres with a yield of 118 bushels

Soybeans - 49.1 Acres with a yield of 34 bushels



2017 REAL ESTATE TAXES: \$6,529.44

POSSESSION: Landlord's possession at closing and full closing on March 1, 2019.

FIRST RIGHT OF REFUSAL: There is a first right of refusal for a family member to match any bona fide offer. The family member shall have 15 days from the written notice of offer to act or pass on the purchase.

SALE TERMS: An earnest deposit of 10% of the purchase price is due upon signing the Purchase Agreement. The closing will be thirty days following seller acceptance of Purchase Agreement. 2018 and prior taxes will be paid by the Seller. Title insurance and escrow closing fee will be split equally. The property is being sold "AS IS". No warranty is expressed or implied by the owner or agents of UFARM Real Estate. UFARM and its agents represent the seller, buyers are customers.



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Please visit our website for more information: www.ufarmrealestate.com

The information contained herein is deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should verify all information contained herein.