

AUCTION - FILLMORE COUNTY DRY CROPLAND FARM

February 27, 2026, 1:30 PM at the American Legion Building, Exeter, NE 68351

81 +/- ACRES – dry cropland, grassland/habitat

PROPERTY INFORMATION

Location: From Exeter two miles east on US HWY 6 and three miles north on County Road 23

Legal Description: The E1/2 NE1/4 of Section 3-T8N-R1W of the 6th P.M., Fillmore County, Nebraska

General: This very productive farm currently consists of approximately 67 acres of nearly level to gently sloping dry cropland and 12.08 acres of wooded recreational land. The cropland soils are 80% nearly level to gently sloping upper class Butler, Hastings and Hobbs silt loams. FSA bases & yields: Corn – 23 ac @ 140 bu., Wheat – 0.40 ac @ 32 bu., Grain Sorghum – 32.7 ac @ 80 bu. & Soybeans – 10.8 ac @ 45 bu. Possession is subject to the 2026 cash farm lease of the current tenant, the Buyer will receive the 2026 cash rent. RE tax for 2025 was \$1,613.70.

TERMS: Real estate taxes for 2025 and prior years will be paid by the Seller. Real estate will sell in one unit. Purchase of the real estate is not contingent on Buyer financing. Online bidding is available. Bidding increments are at the discretion of the Broker, 15% purchase price down upon acceptance on the date of the auction, balance due in cash at closing. The cost of an owner's title insurance policy shall be divided equally between Buyer (50%) and Seller (50%), Brenda Striggow and Mary Striggow, sellers. Closing shall be on or before March 27, 2026. For additional sale details call Tom Posey at 402-768-2292 or check at **www.posey-realestate.com** or call Justin Schultis, Cell: 402-300-1230 or check at **www.Schultis.com**



TOM POSEY
Real Estate and Appraisal

BROKER & APPRAISER

Tom Posey
402-768-2292
POSEY-REALESTATE.COM



SCHULTIS & SON, INC.
REAL ESTATE & AUCTION SERVICE
SINCE 1936

BROKER & AUCTIONEER

Justin Schultis
402-300-1230
SCHULTIS.COM