

FARMLAND AUCTION

Thursday December 4th • 1 PM

Held at Saline Center Hall
1102 Co Rd M, Western Ne.

Up for sale is a 153 Acre Dryland farm in Saline County Ne. The farm has approximately 113 Acres of Cropland and 40 Acres of pasture.

LEGAL DESCRIPTION: The Southeast Quarter of Section 9-7-2, (Except Parcel #26), Monroe Prct. Saline County Ne. 153 Acres More or Less.

Real Estate Taxes 2024: \$4,531.74

Location: Located at the corner of County Road I and County Road 1000 Saline County.

TERMS: The Buyer will enter into a written purchase agreement immediately following the auction. A 10% Earnest Deposit will be required, the balance is due upon closing. Closing will be on or before the 31st of December 2025. Buyer will receive Landlords possession at closing, full possession will be March 1st, 2026.

Title Insurance and Escrow Closing Fee will be split 50/50 between the buyer and the seller. Any loan endorsement will be paid by the buyer. 2025 Real Estate Taxes and all previous years will be paid by the seller, 2026 Taxes will be the responsibility of the buyer. This sale **IS NOT** subject to loan approval. Buyers must have their financing in order prior to the auction.

The property sells as is and buyers are purchasing the property with all land use regulations and zoning laws of Saline County and the State of Nebraska. Seller reserves the right to accept or reject any and all bids. Any announcements made the day of auction will take precedence over all previously printed material. The information above has been obtained from sources deemed reliable. There is no reason to doubt its accuracy, but we do not guarantee it. Buyers should rely on their own research.

Visit our website for more information and the full sale bill. www.larsensauctions.com

ELMER KRAUS ESTATE, SELLER
Sheldon Kohout, P.R.

Lance K Larsen, Broker
402-576-3002 / 402-641-1348

