

Live & Online Real Estate Auction for the W. Dean Lindburg Estate

November 14, 2024

10:00 a.m.

Hordville Event Center

315 Olive Street Hordville, NE 68846



TRACT #2 Gravity Irrigated Hamilton County, NE Farmland

This 77.927+/- acre farm is another really nice piece of land. This gravity irrigated farm has a level topography with a reuse pit located on the east side. This farm will be selling as tract 2 of 3 tracts, Tract 2 excludes tract 3, which is the home & building site.

FSA Information:

Farmland: 78.45+/- acres

Cropland: 74.52+/- acres

Corn Base Acres: 59.5+/- acres

Soybean Base Acres: 14+/- acres

Total Base Acres: 73.5+/- acres

PLC Yields: 185 bu. corn, 51 bu. beans,

2023 Taxes: \$5,652.50

Well Info:

Well ID: G-012332; ID 17487; 9 in. column

1,005 GPM: Depth: 227 feet

Pump Level: 190 feet

Static Well Level: 99 feet

Status: Active

Location: From Highway 66 and North U Road, west of Hordville, one mile south to the intersection of East 26th Road and North U Road, the farm is located in the southeast corner of the intersection.

Legal Description: North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section thirty two (32), Township thirteen (13) North, Range Five (5) West, of the 6 th P.M., Hamilton County, Nebraska less acreage in the North Half North Half of the Northwest Quarter (N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$). Acreage excluded is 2.463 acres more or less and is selling as Tract 3. Tract 2 is 77.927 acres more or less.

Price & Terms: Land will be sold on taxable acres. 10% down due day of sale, not to exceed \$100,000. Possession of the farm will be on or before March 1, 2025.

All information gathered from Hamilton County Assessor & Farm Service Agency are not guaranteed by the broker. All images are for illustrative purposes only and not guaranteed.

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More info available on
www.cornwellauction.com