

MORTENSEN

AUCTION

FRIDAY, DEC. 2, 2022 • 10 AM

AUCTION LOCATION: Crab Orchard Community Center, Crab Orchard, NE

TRACT I: BEAUTIFUL 6.7 ACRE ACREAGE • TRACT II: 313.3 ACRE CROP UNIT • TRACT III: 39.3 ACRE CROP UNIT



ACREAGE & FARM LOCATION: 60829 723 Road, Crab Orchard, NE 68332

TRACT I: Peaceful Country Living on a Well-Manicured 6.7 Acres +/- Acreage

Legal Description: A tract of land on a part of the Northwest Quarter (NW ¼), Section Twenty-one (21), Township Four (4) North, Range Nine (9) East of 6th P.M., Johnson County, Nebraska.

Ranch style home with:

- Three bedrooms w/generous closets
- Open concept kitchen and dining room w/double oven and counter top stove
- 20' x 15' sunroom with vaulted ceiling
- Living room with 4-pane window
- Bathroom complete with double vanity and shower
- Main floor utility room with washer/dryer and 2nd bath w/shower
- Full basement w/L-shaped family room, non-conforming bedroom and kitchenette
- Single car attached garage w/entrances to main floor and basement
- Home features include Johnson County Rural Water District, central vac system and water softener
- Outdoor features include Stor-Mor 50' x 125' metal machinery shed, double story barn and other small buildings

**** MAKE PLANS FOR YOUR APPOINTMENT TO INSPECT AND VIEW THIS ACREAGE! ****

TRACT II: Unimproved 313.3 Acres +/- Farm Unit

Legal Description: The West Half (W ½) of Section Twenty-one (21), Township Four (4) North, Range Nine (9) East of the 6th P.M., Johnson County, Nebraska. Except 6.763 Acres +/- in the Northwest Quarter (NW ¼).

This slightly rolling farm unit consists of soil types including Pawnee Clay Loam, Burchard-Steinauer Clay Loam, Wymore Silty Clay Loam and others. The 2022 crop lands consist of soybean and corn stubble. 2021 Taxes: \$11617.12. Erosion control by 19-risers and tiling exists providing good farming practices.

- Total Taxes for Tract I and II: \$11,617.12

BUYERS INSPECTION:

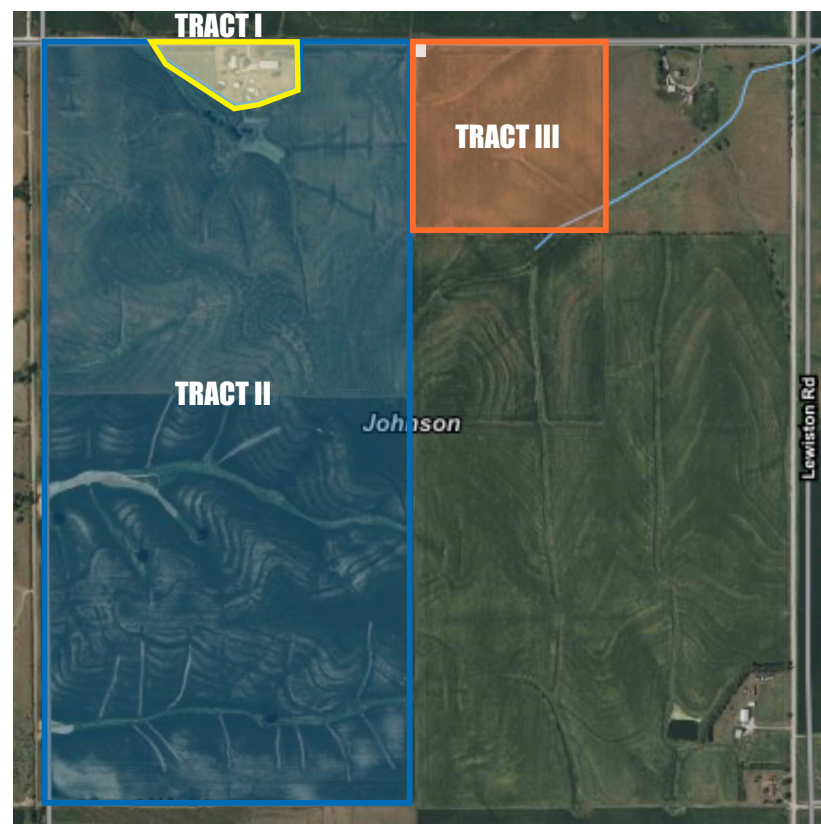
- **Acreage and Building inspection by appointment with Dennis Henrichs, 402-239-8741 or Don Johnsen, 402-239-2812.**
- **Farmland may be inspected at any time – with respect shown to the tenants 2022 lease and existing crops or by appointment.**

TERMS: 10% down payment day of Auction and sign Purchase agreement. A cashier's check for the balance is due at closing. Full possession and closing will be on or before January 20, 2023, in the office of Morrissey, Morrissey & Dalluge, Attorneys at Law, 177 S Third, Tecumseh, NE, who will act as escrow agent. Full possession will be granted on final settlement. The properties will be sold on an "AS IS" basis and sold subject to easements and restrictions of record, if any, both visible and of record. These properties are not being sold subject to financing, make all financial arrangements prior to sale date. The 2022 taxes will be paid in full by the Seller. A policy of title insurance shall be purchased insuring marketable title in the name of the Seller. The cost of said owner's policy shall be borne one-half by the Buyer and one-half by the Seller. If Lender's Policy is required, it will be at the cost of the Buyer. Conveyance of these properties will be by Warranty Deed. Any announcements made day of Auction will take precedence over printed material. Dennis Henrichs Real Estate LLC will act as the Seller's Agent.

TRACT III: Unimproved 39.3 Acres +/- Farm Unit

Legal Description: The Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼), Except a partial in the corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), TR 50'X50'.

A small tract farm unit consisting of Wymore Silty Clay Loam and other soil types. The 2022 crop land consisted of soybeans. 2021 Taxes: \$1,207.80. Tract III contains an Easement across the West one Rod of the North 1/2 of the NE 1/4 of Section 21-4-9, Johnson County, Nebraska



F.S.A. DATA:

COMBINATION OF TRACT I, II AND III

Printed from USDA Service Agency, abbreviated 156 Farm Record, Farm 3990 – Tract 18365.

- FSA Farmland Acres: 353.84
- FSA Cropland Acres: 344.33
- Corn Base Acres: 127.92
- Wheat Base Acres: 32.98
- Soybean Base Acres: 160.90
- Total Base Acres: 321.80

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