

160 Assessed Acres - Furnas County, NE

120 ACRES (+/-) DRY CROPLAND

ONLINE ABSOLUTE LAND AUCTION

Bidding Closes - December 2, 2025 - 10:00am CST
Register to Bid at www.hprealty.land Auctions

A G FAMILY FARMS LLC - OWNER

Take advantage of this opportunity to acquire 160 Assessed Acres of productive Land in Furnas County, Nebraska selling in 1 Tract, undivided. This Cropland is currently cornstalks. Located approximately 2 miles East of Wilsonville on Hwy 89 to Road 415 then 3 miles North. Bidding opens Wednesday, November 26, 2025.

LEGAL DESCRIPTION: NW¼ Section 8 - Township 2 North - Range 24 West of the 6th P.M., Furnas County, Nebraska

THE TRACT: 160 Assessed Acres consists of 122 Acres (+/-) Dry Cropland, 20 Acres (+/-) Grass & 19 Acres (+/-) old building site with an electric water well & 2 stock tanks with concrete pads in the fenced lots. The Cropland is currently cornstalks with remaining dense wheat stubble residue from 2024. This Tract has desirable productive soils, topography & location. County Road 415 provides access along the West side of this Tract.

LOCATION: Approximately 2 miles East of Wilsonville on Hwy 89 to Road 415 then 3 miles North.

FSA DATA: (estimate)

Contract Acres: Wheat 39.1 Grain Sorghum 3.1 Corn 34.4 Soybeans .10
PLC Yield Average: Wheat 64 Grain Sorghum 75 Corn 108 Soybeans 30

POSSESSION: Landlord's Possession at Closing December 18, 2025.
Full Possession January 1, 2026.

2025 TAXES: \$1,770.66 (Net - Based on 2024)

MINERAL RIGHTS: All minerals owned by Sellers, if any, shall be conveyed to the Buyer. No reservations.

METHOD OF AUCTION: This Tract will Sell as 1 Individual Tract, Undivided.

SUBJECT TO: Existing leases, fences, boundaries, covenants, easements, oil and gas leases, if any, and roads as the same may appear of record. All acre amounts are Estimates Only.



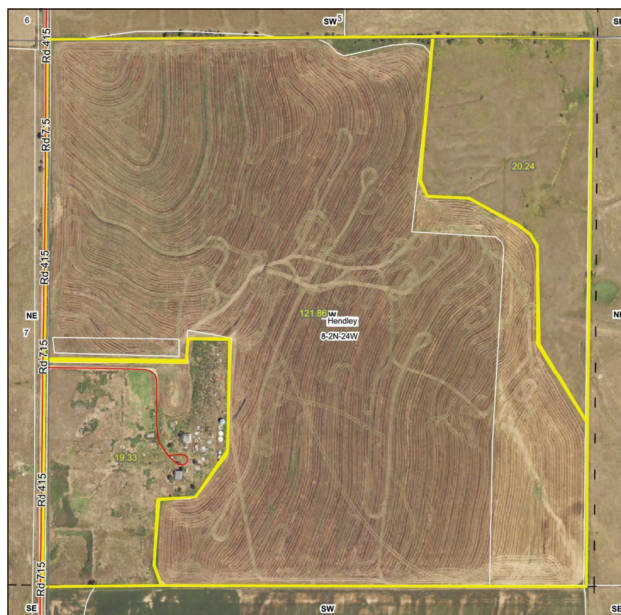
Heartland Partners
Realty & Auctioneers

Mark Hamel
Broker and Auctioneer
Arapahoe, NE

308-962-7745



www.hprealty.land



TERMS: The Buyer shall make a 20% earnest deposit the day of the Auction by personal check, company check or wire transfer payable to Phelps County Title. The balance due at Closing on December 18, 2025. Landlord's Possession on successful Closing with Full Possession January 1, 2026. 2025 and prior years real estate taxes paid by Seller. Seller will convey a good and marketable Title to the Buyer evidenced by a policy of Title Insurance. Phelps County Title in Holdrege, NE shall conduct the Title and Escrow services. The cost of Title Insurance / Escrow Fee shall be divided equally among the Buyer and Seller. This property will not be sold subject to the Buyer obtaining financing to consummate the transaction. Buyers must have financial arrangements made prior to the Auction. All of the property sells in "as is" condition, no warranties. The written Land Sale Contract, to be signed by the Buyer and Seller after the Auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. The terms of the Land Sale Contract are not negotiable. Prospective Buyers should inspect the property and draw their own conclusions. Heartland Partners Realty & Auctioneers are agents representing the seller.