

ONLINE ONLY PUBLIC LAND AUCTION

102.47 NET TAXABLE ACRES BELMONT TWP, OTOE CO, NEBRASKA

BIDDING OPENS NOVEMBER 5TH, 2025 @ 12 PM BIDDING CLOSES NOVEMBER 19TH, 2025 @ 12 PM

Directions to farm: From Nebraska City, NE - Drive West on Highway 2 for 3.5 miles. The farm is on the South side of Highway 2. Signs will be posted.

102.47 NET TAXABLE ACRES

FARM #8181 - TRACT #14120

FARMLAND: 104.32 EST. CROPLAND: 96.60 EST.

DCP CROPLAND: 96.60

TAXABLE ACRES: 102.47

TAXES: \$4,957.80 ANNUAL or \$47.01/ACRE EST.

WHEAT BASE ACREAGE: 3.30 PLC YIELD: 38

CORN BASE ACREAGE: 61 PLC YIELD: 131

GRAIN SORGHUM BASE ACREAGE: 4.20 PLC YIELD: 78

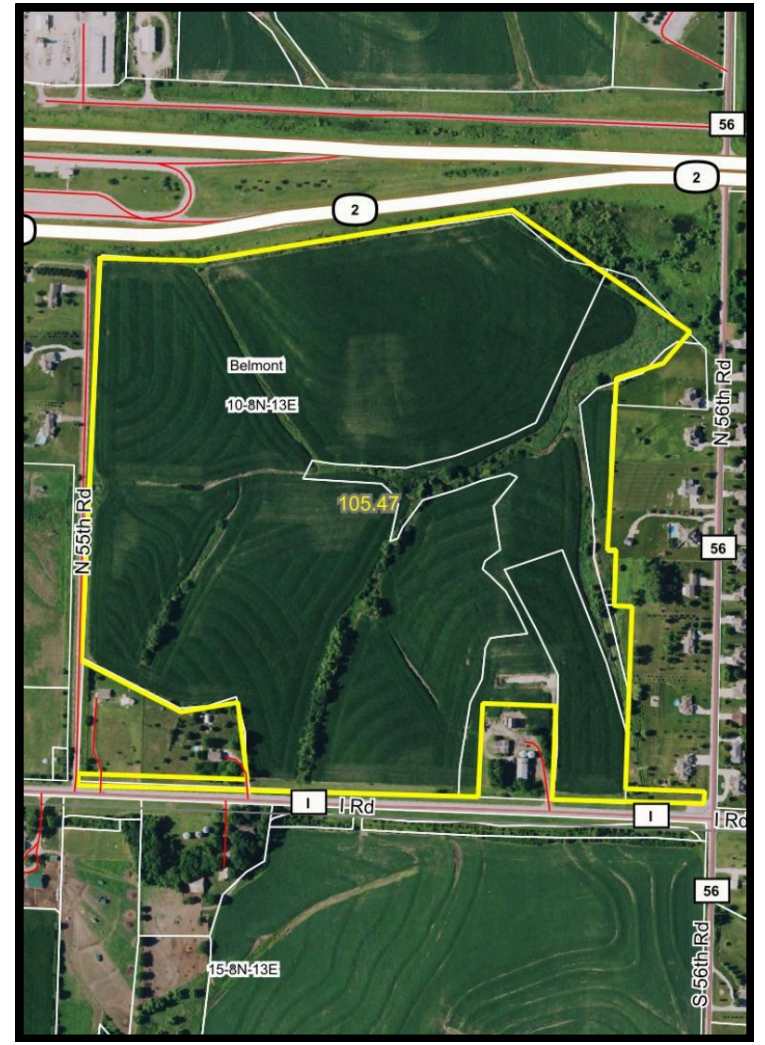
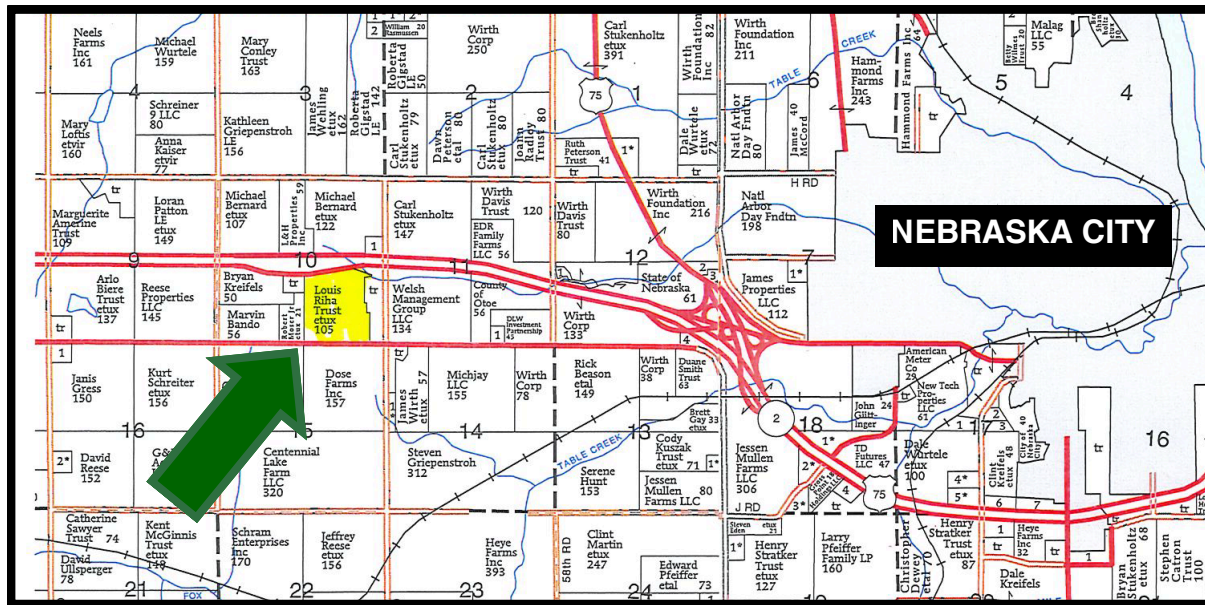
BEAN BASE ACREAGE: 21.60 PLC YIELD: 39

TOTAL BASE ACREAGE: 90.10

CURRENTLY ZONED AGRICULTURAL

PART OF SEC. 10 - T8N - R13E, Otoe Co, NE

ONLINE BIDDING ONLY AT WWW.ALHUGHESAUCTION.COM



METHOD OF AUCTION: Farm will be sold on a dollar per acre basis to be multiplied by the net taxable acres.

TERMS: 10% down day of auction with balance due at closing on or before December 19, 2025.

ACCEPTANCE OF BIDS: Successful bidders will enter into a purchase contract at the close of the online auction. Location to be determined by Jim Hughes Real Estate and the successful bidder. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction. Nebraska Title Company to handle closing.

POSSESSION: At closing.

AGENCY: Auctioneer Allan Hughes & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

AUCTIONEER'S NOTE:

Located just West of Nebraska City on Hwy 2. Farm is not rented for the 2026 crop year. Bin site and buildings have been sold and are not part of the farm. Highly tillable and a great location!

SELLER: LOUIS & SHIRLEY RIHA TRUST



Allan Hughes - Agent/Auctioneer - 402-672-3621

Jim Hughes - Broker - 712-520-7300

www.alhughesauction.com



AUCTION SERVICE

DISCLAIMER: Announcements made by the auctioneer at the time of sale will take precedence over any previously printed material or any other statements made. All information contained in the brochure and all related materials are subject to terms & conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy or omissions is assumed by the seller or the auction company. All sketches & dimensions in this brochure are approximate & have been estimated based on aerial photographs. Conduct of the auctions increments of bidding are at the direction & discretion of the auctioneer.