PUBLIC LAND AUCTION

106.5 NET TAXABLE ACRES

SYRACUSE TWP | OTOE COUNTY, NE

TUESDAY, FEBRUARY 24TH @ 10:30 AM

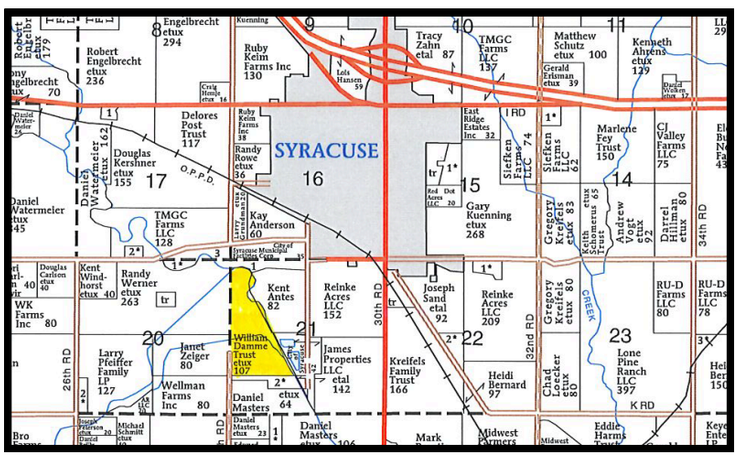
Location of Auction: Kimmel Ag Expo Center - 120 Plum St, Syracuse, NE 68446

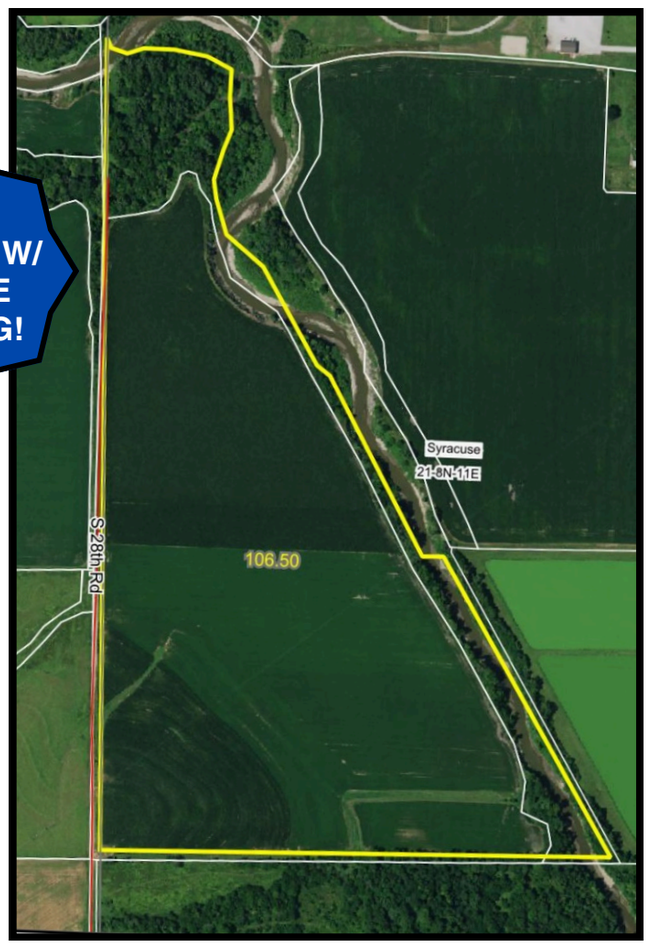
Directions to the Farm: From Syracuse , NE - Drive South on S 30th Rd for 2 miles, turn West on L Rd, drive 1 mile and turn North on S 28th Rd. Drive 1.5 miles and the farm is on the East side of the road. Signs will be posted!

106.5 ACRES, OTOE CO

FARM #1822 - TRACT #2230
FARMLAND: 127.71
CROPLAND: 92.46
DCP CROPLAND: 92.46
TAXABLE ACRES: 106.5
TAXES: $3,889.12 ANNUAL
CORN BASE ACREAGE: 44.30
PLC YIELD: 124
BEAN BASE ACREAGE: 43.50
PLC YIELD: 39
TOTAL BASE ACREAGE: 87.80
PART OF SEC. 21 - 8N - 11E, Otoe County, NE

LIVE AUCTION W/ ONLINE BIDDING!





REGISTER TO BID AT
WWW.JIMHUGHESREALESTATE.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 March 24, 2026. Buyer and Seller to split the cost of title insurance.
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. Otoe County Title (Nebraska City, NE) to handle closing.
POSSESSION: At closing. Subject to a 50/50 crop share lease.
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:
What a great opportunity to own an income-producing, highly tillable farm that has recreation, which doesn't affect the farm. What a bonus! The farm has about 12 acres M/L of timber on the Northern part of the farm bordered by the Little Nemaha River, which also would be the East boundary of the farm. New buyer will assume the 50/50 crop share lease with the current tenant for the 2026 crop year.

SELLER: WILLIAM & ERMA DAMME TRUST

CONTACT JIM HUGHES REAL ESTATE (712) 527-3114

Allan Hughes - Agent/Auctioneer - 402-672-3621
Jim Hughes - Broker - 712-520-7300
WWW.ALHUGHESAUCTION.COM

Al Hughes 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.