

KNOX COUNTY LAND AUCTION

APPROX. 400 ACRES +/- OF CHOICE DRY LAND

LOCATED: Adjacent to Northeast Corner of Bloomfield next to Co-op and North of Fairground.

Located between 544th Ave. and 545th Ave. Border by 882 Rd. on the North.

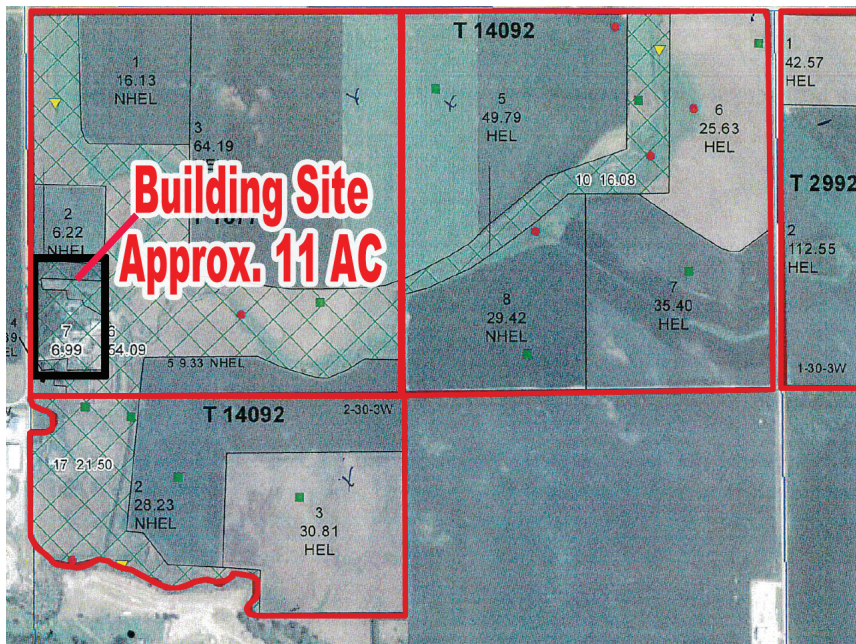
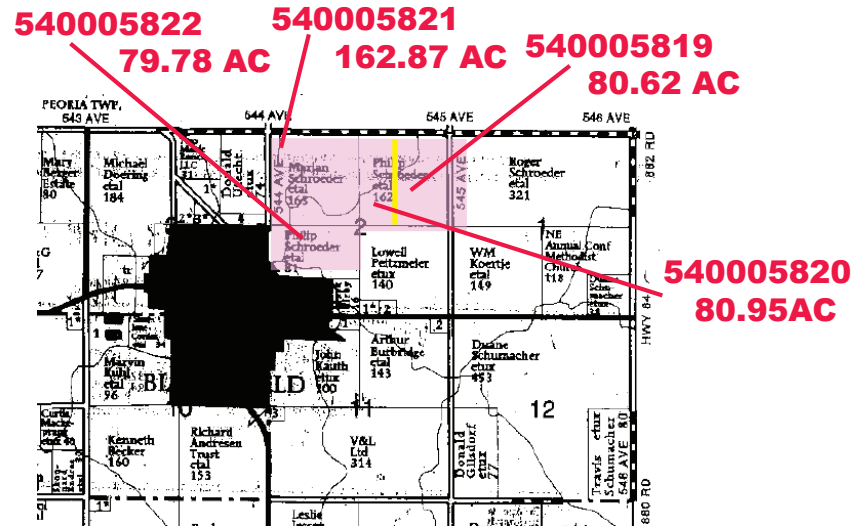
THURSDAY, NOVEMBER 17, 2022 - 1:00 P.M.

**Auction Location: Bloomfield Community Hall
101 S. Broadway, Bloomfield, NE**

Join us for a free lunch at 12 Noon. Compliments of ERA Real Estate and Schroeder Family.

**Live
Simulcast
Auction**

AUCTIONEER NOTE: Farm has been in family for 100 years. Due to the death of Philip Schroeder, the family as decided to sell the farm. The farm will be offered as the entire 400 acre including the building site and with the approx. 11 acres building site excluded by itself. We encourage you to call and take a personal tour of building site. Has older 5 bedroom home, nice metal machine shed and other outdoor building and yards. Excellent wind break and super location next to town. Information given day of auction day supersede this description.



Legal Descriptions:

- Parcel #540005821 2-30-3 NW 14 162.87 AC
- Parcel #540005822 2-30-3 N 1/2 SW LS RR, N 12A S1/2 SW LS RR, LS TR Lying S & W of Creek, LS TR N WW 79.78 acres
- Parcel #540005820 2-30-3 W 1/2 NE 80.95 AC
- Parcel #540005819 2-30-3 E 1/2 NE 80.62 AC

2021 Property Tax

- \$5,524.98
- \$1,966.16
- \$3,074.06
- \$2,172.16
- Total \$12,737.36**

Farm Service Agency Info

- Farmland 236.86 AC Cropland 199.28 AC
- Farmland 157.84 AC Cropland 96.76 AC
- Total Cropland 296.04 AC**

The farms have a combined Corn/Bean Base 198.65 AC
PLC Corn yield 135 Bu PLC Bean yield 46 Bu

Soils are comprised of silt loam and Crofton-Nora complex - Soils maps available



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REAL ESTATE TERMS: Cash with a 10% non-refundable down-payment the day of the auction, and the balance payable in certified funds. Buyer will receive full possession at closing. Owner's policy of title insurance will be divided equal between buyer and seller. Sale is not contingent on buyer. All preliminary financial arrangements must be made prior to sale. Sale is subject to seller confirmation, however, it is their desire to sell to the highest and best bidder. Announcements made day of auction will supersede earlier announcements. ERA Premier Team and its associates are representing the seller and seller's agents.

For more information: www.NorfolkAreaProperties.com or www.LandWatch.com

OWNER: SCHROEDER FAMILY
Trustee - Lowell Schroeder

Auction Conducted By:



Jim Schmit
GRI, Auctioneer
402-649-1011



REAL ESTATE COMPANY
Sunset Plaza, Norfolk, NE
Erica Frahm, Assisting Realtor

**PREMIER
Team**



Lori Oertwich
Broker, GRI, ABR, CRB, E-Pro
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