

Bartels Trust Property
Chase County, Nebraska

Legal Description

NE1/4 of Section 29–T5N–R36W, Chase County

Land Use

145.7 acres dry cropland
14.5 acres waste grass
160.2 acres total

The cropland is comprised of highly productive Blackwood and Keith loam soils. The property is cropped in a three–year rotation of winter wheat, row crop and fallow. Approximately 67 acres are presently in growing wheat. The balance of the cropland will be planted to a fall crop of corn, grain sorghum, or sunflowers.

FSA Program Information

| | <u>Base Acres</u> | <u>Program Yield</u> |
|------------|-------------------|----------------------|
| Wheat | 32.9 | 43 bushels |
| Corn | 32.0 | 43 bushels |
| Oats | 2.0 | 40 bushels |
| Sunflowers | 8.6 | 804 pounds |

Real Estate Taxes

The 2014 real estate taxes on the property were \$2,394.24

Possession and Minerals

Seller will retain 100% ownership of the growing wheat on the property, and Buyer will receive possession of the wheat stubble following wheat harvest. Buyer will receive landlord's possession of the remaining cropland on the property at closing, subject to the rights of the present tenant. Buyer will receive full possession of the waste grass acres on the property at closing.

Seller will retain no mineral interest in the property, and will transfer to Buyer all mineral interest owned by the Seller, if any.

Price

\$ 375,000

The preceding information has been furnished to Johnston Real Estate by independent sources (e.g. owner, County Assessor). It is believed to be correct, but no warranties are made as to its accuracy. Prospective purchasers are advised to personally investigate the premises, and to verify all information to their satisfaction, prior to entering into an agreement to purchase.

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