

BANNER COUNTY, NEBRASKA CRP

Established Land with Income Potential



LAND AUCTION

Bidding closes Thurs., September 25th, 2025 • 1:30 pm

LOCATION: From Jct. S4A and Hwy 71 at Harrisburg, Nebraska, go 6 miles south on Hwy 71 to Road 14, 4 miles west to Rd 35, 1 mile south to Rd 12, 1 mile west to Rd 33, then 1 mile south and ½ mile west on Trail Road to the Northeast Corner.

This long-held Schuemaker Family property offers a rare opportunity with steady annual CRP income and versatile future potential. The farm features **316.48 acres** currently enrolled in the Conservation Reserve Program through **September 30, 2037** (Contract #11116), generating **\$9,494 annually (\$30/acre)**. Approximately two-thirds of the land has an ideal **0–3% slope**, making it productive for a variety of uses should the contract be bought out.

The Buyer must assume and comply with the existing CRP contract, which has already paid three installments under the current terms. The property sells by legal description and is subject to existing fence lines, including a newer fence along the West side and unique fencing along the South and East boundaries.

Minerals: The Seller is reserving ½ of the Minerals owned. The Buyer will receive a ½ interest in the minerals owned.

Legal Description: W1/2 Section 15, Twp. 17North, Range 56, West of the 6th PM in Banner County, Nebraska

RE Taxes: \$1,338.00 (2024). 2025 Valuation is \$165,045.00 taxing on 325.63 acres. Tax ID: 040010147

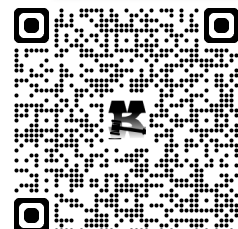
TERMS: The Land is being sold for Cash and is not contingent upon any manner including financing. Financial arrangements must be made prior to bidding. Proof of funds may be required by the Broker. Inspections must be made prior to the Auction. **THIS IS AN ONLINE AUCTION.** Interested parties should plan to be Online Bidders and must register to bid and be approved by the Auction Company 24 hrs. PRIOR to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions provided. The winning bidder is required to execute the Purchase Agreement and deliver the **Deposit of \$15,000.00** in the form of wire transfer, cashier's check, personal check, or cash to our office by 5 pm on September 26th, 2025. The balance of the Purchase Price will be due at Closing, on or before **October 29th, 2025**. The sale is subject to Seller Confirmation, however, it is the intention of the seller to sell to the Highest & Best Bidder. Announcements prior to Auction closing time supersede any prior advertising, printed or oral. If you need assistance with bidding, please call Kraupie's at 308-262-1150. Complete Terms are available in the Bidder's Information Packet provided when registering for the Auction.



915 Main St • PO Box 100 • Bridgeport, NE 69336
308-262-1150 • kraupie@farmauction.net



**T Open A,
LLC
- Seller**



**SCAN FOR
MORE
DETAILS!**

See the complete details & more resources at
www.farmauction.net



For more info call
(308) 262-1150