



PROFESSIONAL VALUES, REAL ESTATE SOLUTIONS

TIMOTHY N. KUCHTA, PRESIDENT

SALES • MANAGEMENT • APPRAISALS
FARMLAND • RESIDENTIAL • COMMERCIAL

FARM INFORMATION SHEET

OWNERS: J & M Becker, LLC

LEGAL DESCRIPTION: The NE1/4SW1/4, N1/2 SE1/4, Pt. of SW1/4SE1/4 of Section 26; SW1/4 NW1/4, Pt. NW1/4SW1/4 lying North & West of Co. Rd. 563 Ave. of Section 25, all in Township 33 North, Range 1 East of the 6th P.M., Cedar County, Nebraska.

LOCATION: 1 mile West of St. Helena, NE

COUNTY ASSESSORS ACRES: 230.0

2025 REAL ESTATE TAXES: \$6,935.20

FSA INFO:

Cropland Acres: 207.45

<u>Crop</u>	<u>Base</u>	<u>PLC Yield</u>
Corn	82.38 acres	152 bu./ac
Soybeans	38.13 acres	45 bu./ac

DESCRIPTION OF PROPERTY: This is an improved 230-acre tract of irrigated and dry cropland. Approximately 109 acres of undulating to gently sloping cropland that is being irrigated from wells situated on the property and irrigation equipment that is owned by a 3rd party. Approximately 92 acres of gently rolling dry cropland, 16 acres of timbered pasture and 11 acres of building site and shelterbelts. The soils are good producing soils, predominately made up of silt loam and silty clay loams

LISTED PRICE: \$2,300,000.00

TERMS OF SALE: Cash

POSSESSION: On the day of closing, subject to a cash rent lease that expires on February 28, 2026. The seller will pay the 2025 real estate taxes.

IMPROVEMENTS: The improvements consist of a 14' x 76' mobile home with an attached 30' x 40' garage, a 60' x 82' Behlen, Quonset, 9,000 bu. grain storage, barn, cattle shed and machinery shed.

MARKETING PROCESS: Bids will be received on this property until the seller has entered into a contract with the successful buyer. Those prospective buyers who agree to pay the listed price will have an opportunity to make higher bids at a private auction, by invitation. The sellers reserve the right to accept or reject any and all bids. Contact Tim Kuchta for additional information and a bid submittal packet.

For additional information contact Tim Kuchta
Phone 402-841-4478 or 800-866-LAND (5263)
Farm & Ranch Co. • 110 North Broadway • PO Box 697 • Hartington, NE 68739
Fax: 402-254-3294 • tim@farmandranchcompany.com

Information presented on this property is from sources deemed reliable; however, it is offered as a representation and not as a warranty and is not guaranteed. Interested parties should verify all information to their satisfaction. Farm & Ranch Co. is representing the Sellers as Seller's agent. Buyers and buyer's representatives are customers of Farm and Ranch Company.