

BRUCE R. BROCK REAL ESTATE, L.L.C.



BROCK

AUCTION COMPANY, INC.



"The Land Marketing Professionals for Over 105 Years"

Is Offering

160 Acres M/L of Farmland in Cedar County, Nebraska Section 34, Township 29 N, Range 1 W, Cedar County, NE

(Per Original Government Survey)

PUBLIC AUCTION - LIVE AND ONLINE BIDDING
Online Bidding @ BrockAuction.com & Click on HiBid

Monday, April 14th, 2025 @ 10:00 AM

**Sale to be held at Randolph Community Golf Course
209 W Walden St. Randolph, NE 98771**

LAND LOCATION: From Magnet: Go 1 mile South on 533rd Ave., then go 2 miles East on 870th Road. From Randolph: Go 4 miles West on Highway 20, then go 5 miles North on Highway 81. From Wausa: Go 2 miles South on Highway 121, 6 miles East on Highway 59, then go 2 miles South on Highway 81.

Legal Description: SW $\frac{1}{4}$ of Section 34, Township 29 North Range 1 West of the 6th P.M. Cedar County, Nebraska. Containing Approximately 160 Acres M/L

GENERAL DESCRIPTION: What a great spring opportunity!! The Wanda J. Philips Estate is going to give some fortunate buyer the opportunity to own a beautiful East Central Nebraska farm. How does this sound for your operation or investment portfolio? Everyone talks about real estate values being all about location, location, location to determine its worth. Consider the location on this farm that checks all the boxes!! Located in the heart of Eastern Nebraska's rich farm soils, large livestock production almost literally next door is: cattle feedlots, hog production facilities, chicken farms, ethanol plants, all this plus some of the most progressive elevators and marketing facilities any where in the United States. Your grain marketing options seem endless, which can only equate into some of the most competitive bidding for your product that is available anywhere in the farming world.

The Cedar County FSA shows 153.21 cropland acres with a 145.80-acre corn base with a 160 bu PLC Yield Index. The farm is currently enrolled in the ARC County program.

The NRCS office shows the main soil types to be Crofton-Nora and Nora with smaller amounts of Moody, Coleridge, Alcester and Aowa. This gently sloped farm carries an NCCPI soybean weighted average of 66.5. **Very Nice!**

With all the uncertainties in world markets today there may never have been a better time to invest in good quality farmland. All the "experts" saying "there is a flight to safety in hard assets. That's where the smart money is going." Well, what is a hard asset that you can walk on, touch and will always be there providing an income stream while appreciating in value as time goes on? **FARMLAND!** The only way you can get anything from gold, silver or any other metals or hard assets are for the price to go up, but nothing comes in while you wait. For generations good, hard-working farm families have shown that by doing the things others aren't willing to do, risking, hard work, conservation and future family legacies in mind puts them and their families in a very enviable position for the future! You now have a chance to make a life-changing decision to be the one to do just that! I hope you will. All the best from all of us at Brock Auction Co. & Bruce R. Brock Real Estate.

Bruce R. Brock

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** "The Land Marketing Professionals for Over 100 Years" will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate for customers & clients just like you. **Put the Brock Team to work for you!**

If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Company, Inc.** or **Auction Realty of America** and we will be glad to help you.

TERMS: The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale and sign a real estate contract agreeing to pay the balance on or before May 30, 2025, upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is leased for the 2025 crop year and the new buyer is to receive the last $\frac{1}{2}$ of the cash rent. Taxes will be prorated to the date of final settlement. 2024 Taxes were approximately \$3,847.72. Descriptions and information are from sources deemed reliable, however, neither the sellers nor Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. are making any guarantees or warranties, actual or implied. Property sold "As-Is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. are representing the sellers' interest in this transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



FOR COMPLETE LISTING, PHOTOS & VIDEO SEE WWW.BROCKAUCTION.COM

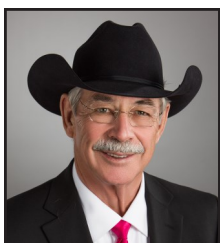
TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

WANDA J. PHILIPS ESTATE - Owner

Kimberly Kuchel- Attorney



BRUCE R. BROCK
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