

1 PM
Start Time

Public Land Auction Harold Bohling Estate

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DECEMBER 4, 2025
4-H Building, Nemaha Co Fairgrounds Auburn, NE

We will see you at the Nemaha County 4-H Building in Auburn, Nebraska on December 4, 2025. Directions to the farm from Highway 75 and 136 in Auburn: 4 miles south to 725 Road then 1 ¼ mile west to southeast corner of the farm. Live & Online bidding available through Equipment Facts at <https://www.grannemanagency.com/auction-listings>

Tract 1: 316.22 +/- Acres

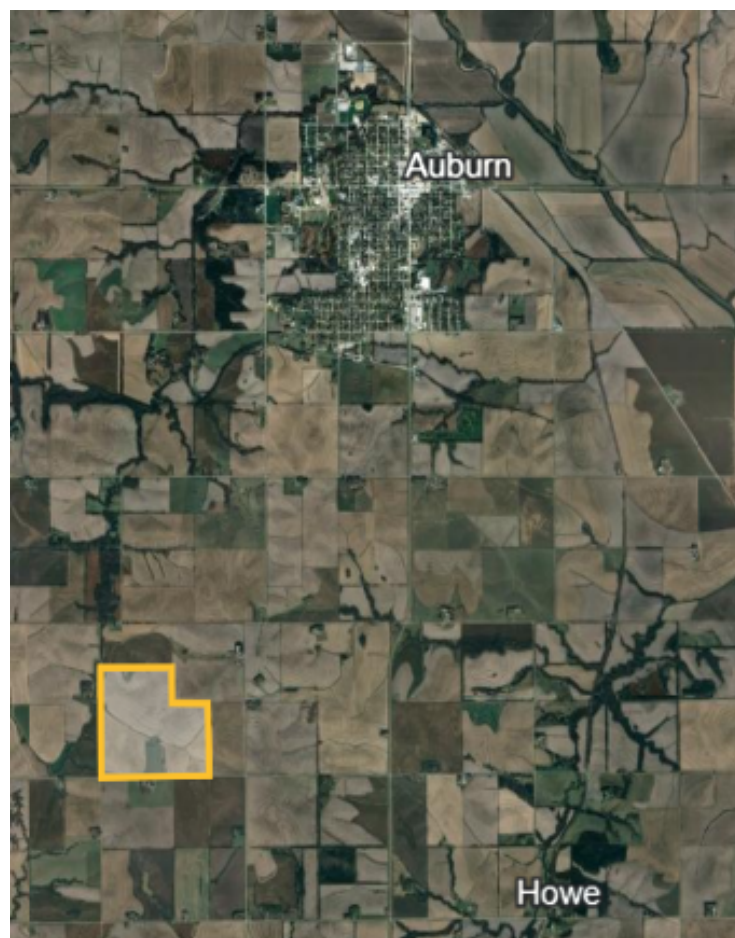
Mostly Tillable Highly Productive Farmland

Legal: SEC 5-4-14 80 AC - E1/2 SW1/4, SEC 5-4-14 80 AC - W1/2 SW1/4, SEC 5-4-14 76.22 AC-S1/2 NW 1/4, SEC 5-4-14 80 AC - W1/2 SE1/4

General Description: This 316.22 +/- acre tract has 278.14 tillable acres with more acres tillable that are currently in hay ground.

Major Soil Types: Wymore, Yutan, Pawnee, Nodaway, Judson

2024 Taxes: \$16,243.70 total taxes for tract 1 and 2 combined



**LIVE and ONLINE
Bidding
Available!**
**Scan QR Code for
Drone Video and
Online Bidding.**



Tract 2:

3.78 +/- Acres Farmstead

Legal Description: found online
at <https://www.grannemanagency.com/auction-listings>

General Description: 1 ½ Story Home built in 1916, large quonset, pole shed, and grain storage

Terms & Conditions

Terms: 20% down day of sale when signing the purchase agreement immediately following the auction. The balance is to be paid on or before December 29, 2025. Full possession will be given upon final settlement. Real estate taxes for the year 2025 and all previous years shall be paid by the seller. Real estate taxes for 2026 & all subsequent years shall be paid by the buyer. Seller agrees to convey to buyer by Warranty Deed with title insurance free and clear. The cost of the title insurance will be divided equally between buyer and seller. Property will be sold to the highest bidder subject to seller's confirmation. This is a cash sale, with no financing contingencies. **Agency Disclosure:** Granneman Agency, Inc. will be acting as the seller's agent. **Conditions:** All acreages are based on government measurements and are considered approximate. All statements, representations and information are from reliable sources and are believed to be correct; however, the sellers and Granneman Agency, Inc. make no warranties, either expressed or implied. All lines are approximate. Buyers should verify details and view the property prior to the auction. Announcements made at the auction take precedence over printed & digital material.

Agent/Auctioneer: Wes DeBuhr 402-274-7263

Broker: Lynn Wilhelm 402-269-2461

441 N 12th St. Ste. D Tecumseh, NE

Clerks: Granneman Agency, Inc.

