

Public Land Auction

Friday, November 10, 2017



Burchard Fire Hall
Burchard, NE



Tract 1

Legal Description: S 1/2 SW 1/4 exc. a 15.84 acre tract, Section 27, T2N, R9E, Pawnee Co., NE (64.16)

Directions from jct. Hwy. 99 & 712 Rd. (Bee Line Rd) on south edge of Burchard, NE: 3 miles west & 2 3/4 miles south to the NW corner of farm

General Description: This 64 acre tract has 56.34 tillable acres & 7.6 acres pasture with one pond.

2016 Taxes: \$2,142.12 **Cropland acres:** 56.34

ARC County (Base, Yield): Corn— 36.55, 119; Beans— 36.55, 30 (both tracts combined)

Major Soil Types: Pawnee (51%), Wymore, Burchard, Judson



Tract 2

Legal Description: W 1/2 NW 1/4 Section 34, T2N, R9E, Pawnee Co., NE (80 acres +/-)

Directions from jct. Hwy. 99 & 712 Rd. (Bee Line Rd) on south edge of Burchard, NE: 3 miles west & 3 miles south to the NW corner of farm

General Description: This 80 acre tract has 51 acres pasture & 28 acres farm ground. The pasture has 2 ponds.

Cropland acres: 28.68

ARC County (Base, Yield): Corn— 36.55, 119; Beans— 36.55, 30 (both tracts combined)

Major Soil Types: Pawnee (76%), Wymore, Judson, Steinauer, Shelby, Burchard

2016 Taxes: \$1,547.84



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 11, 2017**. **Possession** will be given upon final settlement subject to tenant's rights until March 1, 2018. **Taxes:** All real estate taxes levied on the property and payable for the year 2017 and all prior years will be paid by the seller. All real estate taxes levied on the property and payable for the year 2018 and all subsequent years shall be paid by the buyer. Seller agrees to convey to buyer by warranty deed with title insurance free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. 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. **Agency Disclosure:** Speckmann Realty and Auction Service, 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 Speckmann Realty and Auction Service, 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.

Heirs of Harry & Alverna Kunc

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