

Public Land Auction



Tuesday, February 27, 2018

Poteet Fellowship Hall Pawnee City, NE



Tract 1

Legal Description: SE 1/4 Section 22, T3N, R10E, Pawnee Co., NE (160 acres +/-)

Directions from jct. Hwy. 4 & 615 Ave. SW of Steinauer, NE: 1 mile north & 1/2 mile east to the SW corner of the farm

General Description: This 160 acre tract has approximately 81 acres bottom ground with high producing soils. The balance is in pasture & creek.

Major Soil Types: Nodaway (47%), Wabash, Steinauer, Shelby, Pawnee, Judson

ARC-County Base/Yield: Corn- 92/106; Beans- 63.3/35 *Tracts 1 & 2 are combined

2018 Estimated Taxes: \$3,685.50



Tract 2

Legal Description: NE 1/4 Section 22, T3N, R10E, Pawnee Co., NE (160 acres +/-)

Directions from jct. Hwy. 4 & 615 Ave. SW of Steinauer, NE: 2 miles north & 1/2 mile east to the NW corner

General Description: This 160 acres has approximately 151 acres native grass pasture with several ponds. There are approximately 9 acres farm ground.

Major Soil Types: Pawnee (45%), Shelby, Steinauer, Wymore, Burchard, Wabash, Nodaway

ARC-County Base/Yield: Corn- 92/106; Beans- 63.3/35 *Tracts 1 & 2 are combined

2018 Estimated Taxes: \$2,862.30

Tract 3

Legal Description: SW 1/4 Section 22, T3N, R10E, Pawnee Co., NE (160 acres +/-)

Directions from jct. Hwy. 4 & 615 Ave. SW of Steinauer, NE: 1 mile north to the SW corner

General Description: This 160 acre tract has 127 acres pasture. It is mostly native grass & has 3 ponds. There are 27.8 acres farm ground with high producing soils.

Major Soil Types: Pawnee (44%), Nodaway, Wymore, Shelby and Burchard

ARC-County Base/Yield: Corn- 26.44/106; Beans- 18.19/35

2018 Estimated Taxes: \$3,335.80

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 **March 27, 2018**. **Sale Order:** Tracts will be offered in the following order: Tract 1, Tract 2, Tracts 1 & 2 combined, Tract 3. Tracts will not be offered in any other combination. **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.

Bredemeier Land Inc.

Broker/Auctioneer: Randy L. Speckmann,
(402) 335-2659

Sale Day: (402) 239-8287

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

Clerks: Speckmann Realty & Auction Service



speckmannrealtyandauction.com

