

Public Land Auction

Tuesday, August 21, 2018



United Methodist Church Poteet Hall
519 9th St. Pawnee City, NE



Legal Description: NW 1/4
Section 29, T1N, R11E, Pawnee
Co., NE (160 acres +/-)

**Directions from jct. Hwy. 50
& 704 Rd. on south edge of
DuBois, Neb:** 9 miles west to
the NW corner of the farm
(704 Rd & 619 Ave.)

General Description: This 160
acre tract has 136 cropland acres
with the balance in timber &
creek. This farm is 85% tillable
with good soil types.

Cropland: 136.47 acres

Base/Yield: Beans— 46.62, 29;
Corn— 52.08, 88; Wheat— 19.6, 35

Major Soil Types: Wymore,
Malmo, Judson

2017 Taxes: \$5,695.06

**Aerial drone footage on
speckmannrealtyandauction.com**



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 **September 21, 2018**. **Possession** will be given upon final settlement *subject to tenants rights until March 1, 2019*. **Taxes:** All real estate taxes for the year 2018 and all prior years will be paid by the seller. All real estate taxes for the year 2019 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. 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.

Shirley Spitsner Heirs

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