

Public Land Auction



Friday, November 2, 2018



American Legion Hall
208 4th St. Virginia, Nebraska

Legal Description: NW 1/4
Section 26, T3N, R9E, Pawnee
Co, NE (160 acres +/-)

**Directions from jct. Hwy. 4/99 &
715 Rd southeast of Lewiston,
NE:** 2 miles west & 1/2 mile north
to the SW corner of the farm

General Description: This 160
acre tract has 152.8 acres cropland
with the balance in waterways.

This farm has the potential to be
nearly all tillable. This is a great
farm to add to you operation!

Cropland: 152.8 acres

Base/Yield: Corn— 73.35, 96;
Beans— 73.35, 44

Major Soil Types: Pawnee, Colo & Kennebec, Judson, Burchard

2017 Taxes: \$3,994.62



[Aerial drone footage on speckmannrealtyandauction.com](http://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 **December 3, 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 Trustee's 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.

Wilmetta S. Mack Trust

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