

Public Land Auction

Tuesday, November 27, 2018



Diller Community Center
503 Commercial St. Diller, NE

Legal Description: SW 1/4 Section 9, T2N, R4E, Jefferson Co., NE (160 acres +/-)

Directions from jct. Hwy. 136 & 578 Ave. west of Harbine, NE:

2 1/2 miles south to the NW corner of the farm

General Description: This 160 acre tract has 135 tillable acres with the balance in creek & timber. With good soil types & the potential to irrigate, this is a great farm to expand your operation with!

Cropland: 135.90 acres

2017 Taxes: \$4,714.14

Base/Yield: Wheat-9/31;

Corn-12.4/109;

Milo-56.5/66; Beans-53.1/35

Major Soil Types: Crete, Nodaway, Judson, Morrill



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 **December 28, 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.

Richard Johnson Estate

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