

Public Land Auction

Thursday, December 13, 2018



Douglas Community Center
200 Main St. Douglas, NE



Legal Description: E 70 acres SW 1/4
Section 22, T7N, R9E, Otoe Co., NE
(70 acres +/-)

**Directions from south edge of
Douglas, NE on S 8th Rd:** 2 1/2 miles
south to Q Rd. & 1/2 mile west to the
SE corner of the farm

General Description: This 70 acre
tract is all pasture. It has 1 centrally lo-
cated pond as well as 2 smaller ponds.
It is located on a good road. This is a
great pasture for your operation!

Major Soil Types: Shelby and
Burchard, Pawnee, Steinauer

2018 Taxes: \$1,444.08



**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 **January 14, 2019**. **Possession** will be given upon final settlement. **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 PR 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.

Gary Ebeler Estate

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



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