

Public Land Auction

Tuesday, March 17, 2020



Bee States Ballroom
200 Elm St. Bee, Nebraska

Legal Description: NW 1/4 except that portion conveyed for road purposes, Section 21, T12N, R3E, Seward Co., NE (151.34 acres +/-)

Directions from north edge of Seward, NE on Hwy. 15: 5 miles north (80B Spur into Bee) to the NW corner of the farm

General Description: This 151 acre tract has 149 cropland acres. The balance is in grass waterways. It has highway frontage on 2 sides. This is a great farm to add to your operation!

ARC-Co Base, Yield:

Corn— 67.25, 125; Beans— 81.17, 40

Soil Types: Hastings (99%), Fillmore

2019 Taxes: \$9171.52

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 **April 17, 2020**. **Possession** will be given upon final settlement *subject to tenants rights until March 1, 2021*. Buyer will receive all 2020 cash rent as follows: at closing, buyer will receive \$13,500 from seller and on November 1, buyer will receive \$13,500 from tenant. **Taxes:** All real estate taxes for the year 2019 and all prior years will be paid by the seller. All real estate taxes for the year 2020 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.

Drew & Sheena Case

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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