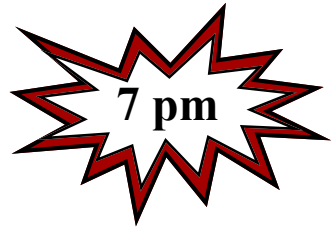
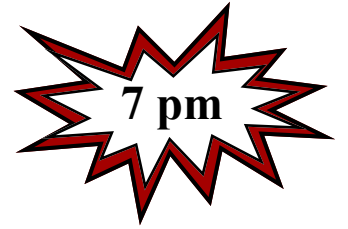


# Public Land Auction

Tuesday, March 23, 2021



Hartman Cattle Co. Sale Facility  
73111 619 Ave. Tecumseh, NE  
(Hwy. 41 & 619 Ave.)



## Tract 1

**Legal Desc:** S 1/2 less Co Rd (1.16A) & less a 9 acre tract +/- AND E 24 acres SE 1/4 NW 1/4, all in Section 31, T6N, R12E, Johnson Co., NE (326.39 acres +/-)

**Directions from jct. of Hwy 136 & 624 Ave east of Tecumseh, NE:** 4 miles north to the SW corner of the farm (732 Rd)

**General Desc:** This 326 acre tract has a high ratio of tillable acres with high producing soil types. Even more acres could be reclaimed. This farm would make a very good investment!

**Soil Types:** Nodaway, Wymore, Zook, Malmo

**Tillable Acres:** 259.32 +/-

**2020 Taxes:** \$15,579.86



## Tract 2

**Legal Desc:** S 1/2 NE 1/4 Section 31, T6N, R12E, Johnson Co., NE (80 acres +/-)

**Directions from jct. of Hwy 136 & 624 Ave east of Tecumseh, NE:** 4 miles north, 1 mile east & 1/2 mile north to the SE corner of the farm

**General Desc:** This 80 acre tract has a high tillable to deeded acres ratio with 78 tillable acres. The soil types are also high producing. If you are looking for a good farm to expand your operation, don't miss this one!

**Soil Types:** Zook, Nodaway, Wymore, Malmo

**Tillable Acres:** 78.95 +/-

**2020 Taxes:** \$3,068.74



## Tract 3

**Legal Desc:** NE 1/4 NE 1/4 & S 1/2 NE 1/4 Section 36, T6N, R11E, Johnson Co., NE (120 acres +/-)

**Directions from jct. of Hwy 136 & 624 Ave east of Tecumseh, NE:** 4 1/2 miles north to the SE corner of the farm

**General Desc:** This 120 acre tract also has a high tillable ratio. The soils are good to excellent. A great farm to add to your operation!

**Soil Types:** Wymore, Nodaway, Judson, Malmo

**Tillable Acres:** 113.91 +/-

**2020 Taxes:** \$4,299.18

**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 **April 23, 2021**. **Possession** will be given upon final settlement *subject to tenants rights until March 1, 2022*. Taxes for the year 2020 and all previous years shall be paid by the seller. Taxes for the year 2021 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.

# Dave Feuerer & Bob Feuerer

Broker/Auctioneer: Randy L. Speckmann,  
402.335.2659  
440 N 12th St. Ste. D Tecumseh, NE  
Clerks: Speckmann Realty & Auction Service



[speckmannrealtyandauction.com](http://speckmannrealtyandauction.com)

