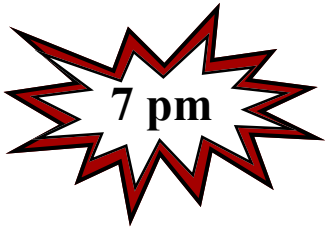
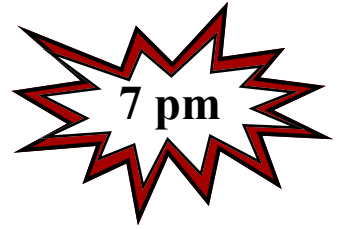


Public Land Auction

Thursday, March 18, 2021



Elk Creek Fire Hall
Elk Creek, NE



Legal Description:

PT NE 1/4 SW 1/4 &
all SE 1/4 SW 1/4 &
PT S 1/2 SE 1/4 Sec-
tion 23, T4N, R11E
and N 1/2 NE 1/4
(less S 30' NE 1/4 NE
1/4 Co Rd .91A) &
NE 1/4 NW 1/4 Sec-
tion 26, T4N, R11E,
Johnson Co., NE
(223.29 acres +/-)

Directions from jct. of Hwy. 62 & 622

Ave: 3/4 mile north
to 721.75 Ave &

1/4 mile east to the SW corner of the farm

Cropland: 111.81 acres **2020 Taxes:** \$7,315.04

Soil Types: Kennebec-Nodaway, Nodaway, Zook

General Description: This 223 acre tract has 111.81 acres of cropland along the Nemaha River with high producing soils. There are 99.97 acres of pasture with several ponds, good fences & very few trees. Don't miss this chance to own Nemaha River bottom ground & a premier pasture!



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 16, 2021**. **Possession** will be given upon final settlement *subject to tenants rights until March 1, 2022*. **Lease Payments:** Buyer will receive the 2021 farm ground cash rent of \$16,500 on or before January 10, 2022. Buyer will receive the 2021 pasture rent of \$3,750 on or before December 1, 2021. **Taxes:** All real estate taxes for the year 2020 and all prior years will be paid by the seller. All real estate taxes for the year 2021 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.

Murl Gottula Estate

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



speckmannrealtyandauction.com

