

Public Land Auction

Tuesday, November 2, 2021



4-H Building
Nemaha Co. Fairgrounds
Auburn, NE



Legal Description: NW 1/4 NW 1/4 & S 1/2 NW 1/4 all in Section 2, T3N, R14E, Richardson Co., NE (118.1 acres +/-)

Directions from jct. Hwy. 75 & 719 Rd. NW of Stella, NE: 1 mile east to 640 Ave & 1/2 mile north to the SW corner of the farm

Address of Building Site: 71968 640 Ave. Stella, NE

General Description: This 118 acre farm has 101 tillable acres including Muddy Creek bottom ground & good producing hill ground. Some tiling & conservation work have been done. There are 8 acres of heavy timber along the creek that has excellent deer & turkey hunting potential. The building site has out-buildings, a septic system & a well.



It features amazing views & ample privacy. Don't miss this great combination farm!

Major Soil Types: Wymore (28%), Zook (21%), Otoe, Kennebec, Judson

Cropland: 101.92 acres **2020 Taxes:** \$4,649.14

Base/Yields: Corn— 46.6/117; Beans— 49.2/39; Wheat— 2.6/32

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 2, 2021**. **Possession** will be given upon final settlement *subject to tenants rights until March 1, 2022*. **Taxes** for the year 2021 and all previous years shall be paid by the seller. All subsequent years' taxes 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 & 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 & 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.

Bob & Rosalie Davis Estate

Broker: Michelle Topp, 402.335.7314

Auctioneer: Wes DeBuhr

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Clerks: Speckmann Auction Service



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