

Public Land Auction

Tuesday, March 22, 2022

Knights of Columbus Hall
Steinauer, NE



Legal Description: E 1/2 SW 1/4 Section 31, T3N, R11E Pawnee Co., NE (80 acres +/-)
Directions from jct. Hwy. 4 & 618 Ave. south of Steinauer, NE: 1 mile south & 1/4 mile east to the SW corner of the farm

General Description: This 80 acre tract has 63.39 cropland acres. The farm has hay ground & CRP grass. The CRP contract recently expired. Terraces are in place & there is 1 pond. If you are looking for a farm to improve or add to your operation, come take a look!

Major Soil Types: Pawnee (56%), Morrill, Burchard

Cropland Acres: 63.39

Base/Yields: Wheat: 3.6/34; Oats: 4.0/46; Milo: 18.87/69

2021 Taxes: 1,826.58



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 22, 2022**. **Full possession** will be given upon final settlement. **Real estate taxes** for the year 2021 and all previous years shall be paid by the seller. Real estate taxes for 2022 & 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 & 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.

Blanche Trompeter Estate

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Auctioneer: Wes DeBuhr

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Clerks: Speckmann Auction Service

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