

Public Land Auction

Tuesday, December 13, 2022



Hartman's Cattle Facility
73111 619 Ave. Tecumseh, NE



Tract 1

Legal Description: NW 1/4 less 8.68 acre tract, Section 36, T5N, R11E, Johnson Co., NE (151.32 acres +/-)

Directions from jct. Hwy 136 & 623 Ave: 1 mile south to the NW corner of the farm

General Description: This gently rolling 151 acre tract has 124 acres cropland with 21 acres pasture. The farm ground is mostly Wymore soils with 3–6% slopes. The pasture could be cleared to make this a mostly tillable farm. This is a nice clean farm that would be a great addition to your operation!

Major Soil Types: Wymore (53%), Malmo, Wymore, Mayberry, Pawnee

Cropland: 124.64

Base/PLC Yields: Corn: 36.44/95; Beans: 38.66/31; Wheat: 26.2/34

2022 Taxes: \$5,895.82



Tract 2

Legal Description: W 1/2 NE 1/4 less hwy (2.83 acres) & NW 1/4 less hwy (4.39 acres) Section 12, T5N, R10E, Johnson Co., NE (232.78 acres +/-)

Directions from jct. Hwy 50 & 41 north of Tecumseh, NE: 3 1/4 miles west to the NE corner of the farm (NW corner is at jct Hwy 41 & 617 Ave)

General Description: This 232 acre tract has approximately 85 tillable acres & 135 acres timber/pasture. The farm ground has good soils & some tiled waterways. The timber has good hunting potential with deer, turkey, coyotes & more. This is a great variety farm!

Major Soil Types: Pawnee (47%), Wymore (24%), Shelby, Nodaway

Cropland: 85.57 **Pasture:** 135.84

Base/PLC Yields: Corn: 28.72/91; Beans: 40.15/37; Sorghum: 11.43/84

2022 Taxes: \$7,236.22



Online bidding & aerial drone footage available at 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 **January 13, 2023 (option to close in 2022 if desired)**. Tracts will be offered separately and not combined in any manner. **Possession on each tract** will be given upon final settlement *subject to tenants rights until March 1, 2023*. **Real estate taxes** for the year 2022 and all previous years shall be paid by the seller. Real estate taxes for 2023 & all subsequent years' taxes 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.

Robert H. Hill Estate

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