

# Public Land Auction

Tuesday, December 20, 2022



Methodist Church Poteet Hall  
849 F St. Pawnee City, NE



**Legal Description:** E 1/2 NE 1/4 & parcel in SW 1/4 NE 1/4 Exc Hwy ROW, Section 25, T2N, R11E, Pawnee Co., NE (79.3 acres +/-)

**Directions from jct. Hwy 8 & 623 Ave on east edge of Pawnee City, NE:** 3/4 mile east to the SW corner of the farm

**General Description:** This gently rolling 79 acre tract is nearly all tillable with 72.56 cropland acres. The balance is in grass waterways & some trees.

Good terraces & conservation practices are in place. A 2-car garage rounds out the property. This smaller tract would make a great addition to any operation.

**Major Soil Types:** Pawnee (87%), Wymore, Nodaway, Shelby

**Cropland:** 72.56

**Base/PLC Yields:** Corn: 19.16/102;

Beans: 23.82/37

**2022 Taxes:** \$2,411.90



**Online Bidding & aerial drone footage available at [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 **January 20, 2023**. **Full Possession** will be given upon final settlement. **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' 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. This is a cash sale, with no financing contingencies. **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.

# Greg & Janice Elbert

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