

Public Land Auction

Tuesday, November 29, 2022



Richardson Co Ag Building
1000 4th St. Humboldt, NE



Legal Description: NE 1/4 NE 1/4
Section 11, T2N, R14E, Richardson
Co., NE (40 acres +/-)

**Directions from jct. Hwy 73 &
641 Ave NE of Dawson, NE:** 3/4
mile north to the SE corner of the
farm

General Description: This 40 acre
tract is nearly all tillable. It is cur-
rently in grass hay, but could easily
be put into row crop. It is mostly
Wymore soils. Water & electricity
are on the property. This is small
tract that would fit nicely into any
operation!

Major Soil Types: Wymore
(64%), Otoe, Judson

Cropland: 39.79

Base/PLC Yields: Corn:
1.88/107; Wheat: 0.05/36;
Sorghum: 4.32/69

2022 Taxes: \$1,357.52



Online Bidding 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 **December 20, 2022**. **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' 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. 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.

Dave Ramsey

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