

519.9 +/- Acres Hitchcock County, NE

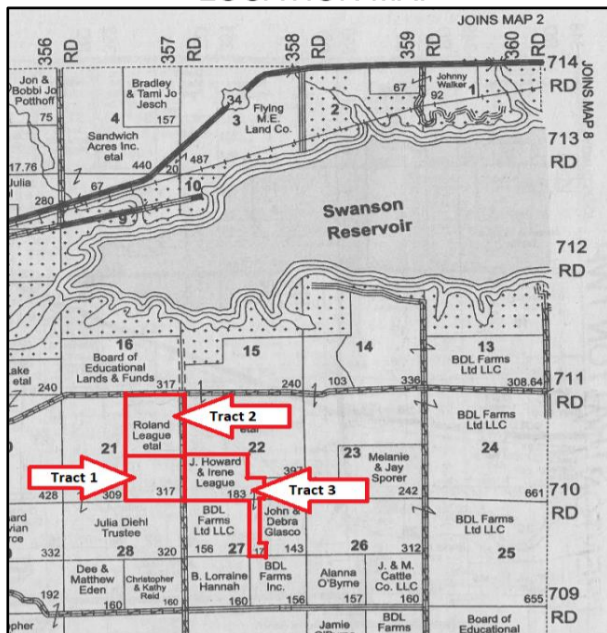
FARM LAND AUCTION

Auction Location: Veteran's Memorial Hall, Stratton, NE
Date & Time: Tuesday, January 9, 2018 at 10:00 A.M. CT

SELLER:

Heirs of Howard & Irene League

LOCATION MAP



LEGAL DESCRIPTION: PT of Sections 22-2-34, 21-2-34 & 27-2-34, Hitchcock County, NE

BUILDING SITE: Metal shop building included with Tract 1 and building site on Tracts 2 & 3.

MANNER OF SALE: Each tract will be offered individually, then as a combination. Tracts will be sold to produce the highest price for the seller.

CLOSING: Closing will be on or before February 9, 2018

MINERALS: Seller will retain all mineral rights.

REAL ESTATE TAXES: Seller will pay taxes from 2017 and prior years. Buyer will be responsible for 2018 and future taxes.

POSSESSION: At closing

ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ALL MATERIAL OR ANY ORAL STATEMENTS PREVIOUSLY MADE

TERMS: 10% down day of sale, with the balance to be paid on or before February 9, 2018 or upon such terms as may be acceptable to the seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by the Gateway Realty of McCook, Inc. company in their trust account or by an identified Title/Escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction so the Buyer(s) are capable of paying cash at closing. The property sells in "AS IS" condition. No warranty is expressed or implied as to adequacy of any portion of the property for any use.

ACREAGE: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA and county assessor figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres or county assessor acreages. The tracts sell without regard to acres. No warranty is expressed or implied as to exact acres.

EASEMENT: This sale is subject to all rights-of-way, reservations, restrictions and easements whether recorded or not and all visible easements.

EVIDENCE OF TITLE: Seller will provide Title Insurance to the Buyer(s) in the amount of the purchase price with the premium and escrow to be paid one-half (1/2) by the buyer(s) and one-half (1/2) by the seller. Title evidence will be provided on sale day. Buyer(s) may close as soon as closing documents are prepared - no later than February 9, 2018.

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a Gateway Realty of McCook, Inc., purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale. Absentee bidders must provide on-site person to sign contract of purchase and present 10% payment of purchase price.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Gateway Realty of McCook, Inc., its agents or representatives are making any warranties about the property, either expressed or implied.

SURVEY: The buyer will be responsible for the survey if needed by tracts selling separately.



Tract 1

- SE 1/4 of 21-2-34
- 160 acres +/-
- CRP grassland with one year remaining on contract 191E. 144.78 acres at \$37.50 contracted to 9/30/18.
- 12.56 acres go back grass
- Includes metal shop building. No water well rights.

Tract 2

- NE 1/4 of 21-2-34
- 160 acres +/-
- 141 acres grassland and go back grass
- 4.72 acres dryland farmground
- 13.63 acres building site and roadways - including domestic water well

Tract 3

- SE 1/4 of 22-2-34
- 199.9 acres +/-
- 160 acres +/- CRP grassland with 1 year remaining on contract 191E. 153.4 acres at \$37.50 contract to 9/30/18
- 6.6 acre building site
- 39.9 acres - part in the W of the NE 1/4 of 27-2-34 and part in the SW of the SE 1/4 of 22-2-34

Tract 4

Combination of all tracts



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