

312 +/- Acres Hayes County, NE

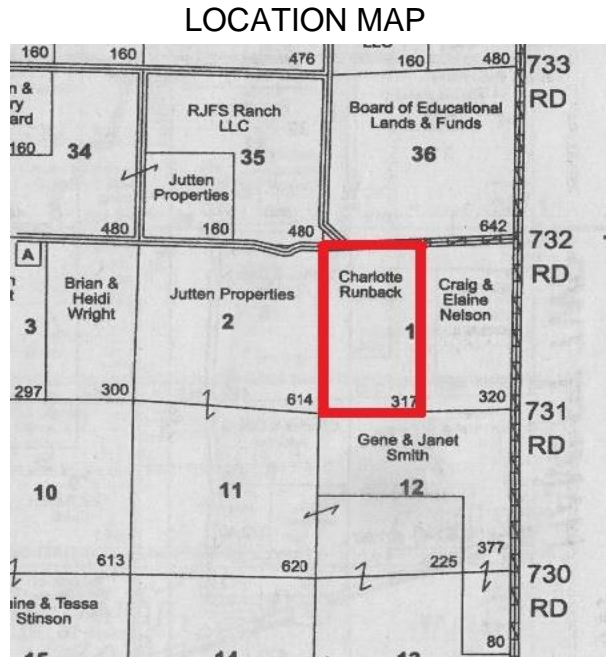
# PASTURE AUCTION

Auction Location: American Legion Hall, Palisade, NE

Date & Time: March 20, 2018 • 10:00 AM CST

SELLER:

Charlotte Rundback



**LEGAL DESCRIPTION:** West 1/2 Sec 1, Township 5N, Range 34 West 6th PM, Hayes County, NE

**MANNER OF SALE:** Single Tract

**CLOSING:** Closing will be on or before April 20, 2018

**MINERALS:** Buyer to receive all rights owned by seller.

**REAL ESTATE TAXES:** Seller will pay 2017 and prior years real estate taxes. 2017 taxes were \$1370.44

**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 April 20, 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.

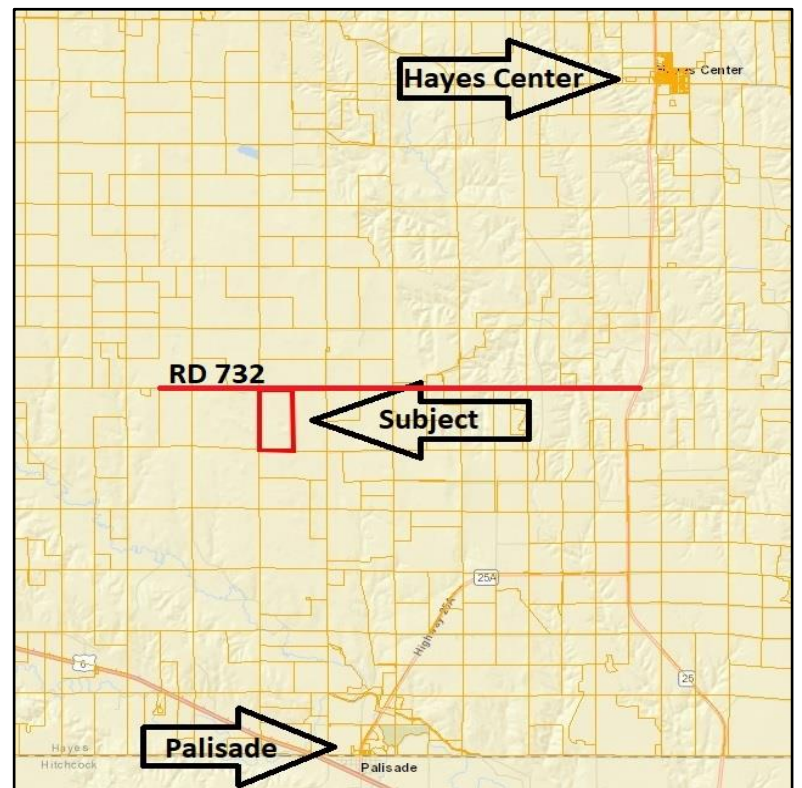
**ACREAGE:** Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA and county assessor figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres or county assessor acreages. The property sells without regard to acres. 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 April 20, 2018.

**ACCEPTANCE OF BIDS:** The successful bidder 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.



REALTY OF MCCOOK, INC  
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