

320 +/- Acres Hitchcock County, NE
FARM LAND AUCTION
 Auction Location: TCDC Building - Trenton, NE
 Date & Time: October 14, 2015 10:00 A.M. CST



SELLER: *Janousek*

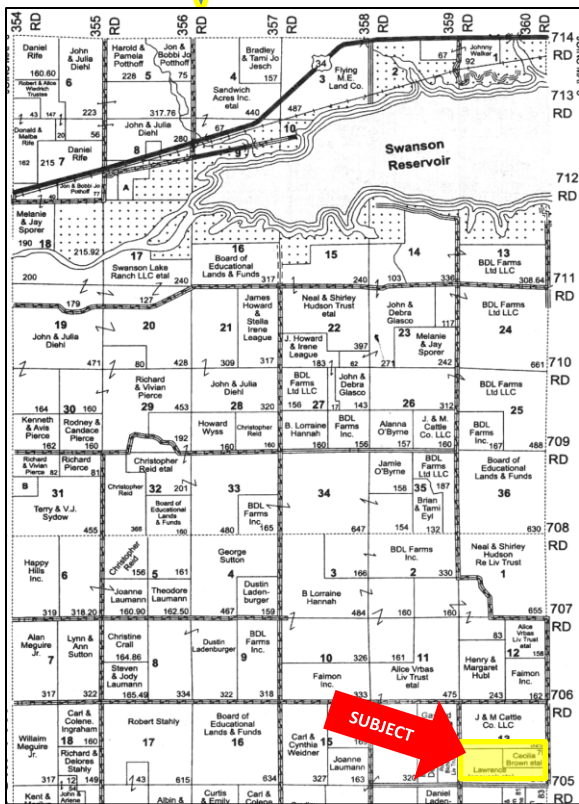
LEGAL DESCRIPTION: S 1/2 of Section 13-Township 1-Range 34, West of 6 PM, Hitchcock County, Nebraska

MANNER OF SALE: Tract 1 - Building Site 10 Acres M/L; Tract 2 - Farmland & Pasture 310 Acres M/L; Tract 3 - Combination 1 & 2

TERMS: 10% down day of sale, with the balance to be paid on or before November 13, 2015 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.

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

MINERALS: Sellers retain all mineral rights.



CLOSING: November 13, 2015

REAL ESTATE TAXES: \$2881.78 in 2014. Seller to pay 2015 and prior years.

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 November 13, 2015.

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.

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.

TRACT 1 INFORMATION: House and building site will be approx. 10 acres surveyed if sold separately. Renter shall vacate property before closing or arrange with buyer to rent property. Removable buildings belonging to renter shall be identified for removing purposes.

TRACT 2 INFORMATION: Offered in one unit dryland farmground and pasture. 310 acres M/L: 96.48 grassland, 200.8 farmground, balance roadways and treeline.

TRACT 3 INFORMATION: Will be a combination of Tract 1 & Tract 2.

POSSESSION: At closing, except wheatcrop after 2016 harvest

LEASES: Leases are terminated on farmground and pastureland. Present renter shall harvest 2016 wheat with no residue removal.

CROPS:
 83.82 Acres Planted Wheat - 2/3 Renter, 1/3 Buyer
 113.2 Acres Sprayed Stubble - Buyer Spraying Expense: \$1796.68
 96.48 Acres Pasture Land



REALTY OF MCCOOK, INC
 123 West B St
 McCook, NE 69001

Randy Bauer - Broker 308-345-5520
 Johnny Walker - Agent/Auctioneer 308-340-7173
 Office 308-345-5520 or 1-800-218-9771

www.gatewayrealestate.com/mccook

AGENCY: Gateway Realty of McCook, Inc., Its agents and representatives are exclusive agents of the seller. This information is believed to be correct, but not guaranteed

**Viewing of Tract 1 by appointment.
 Call Johnny Walker - (308) 340-7173**