

200 ACRES - CUMING COUNTY LAND AUCTION

FRIDAY, NOVEMBER 10, 2017 • 10 A.M.

Sale Location: Nielson Community Center, West Point, Neb.

Farm Location: From Hwy. Junction 9 & 51, go 1 mile west on Hwy. 51 and 1 mile south on County Road 16.

LEGAL DESCRIPTION

NE1/4 and the E1/2 E1/2 NW1/4 of Section 9-T23N-R6E

2016 REAL ESTATE TAXES

\$13,141.06

FSA INFORMATION: ARC-CO

Crop	Base	Yield
Corn	146.30	141
Soybean	48.80	50

IMPROVEMENTS

An irrigation well that was completed in 1977. The center pivot and pump does NOT sell with the property.

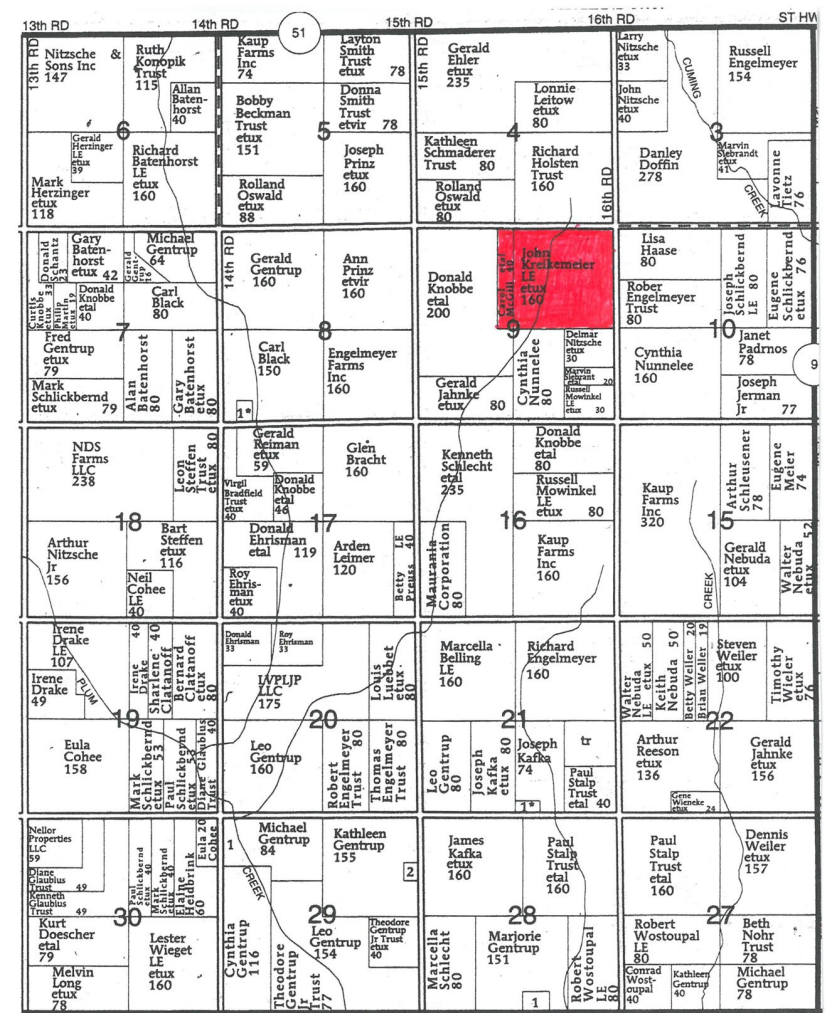
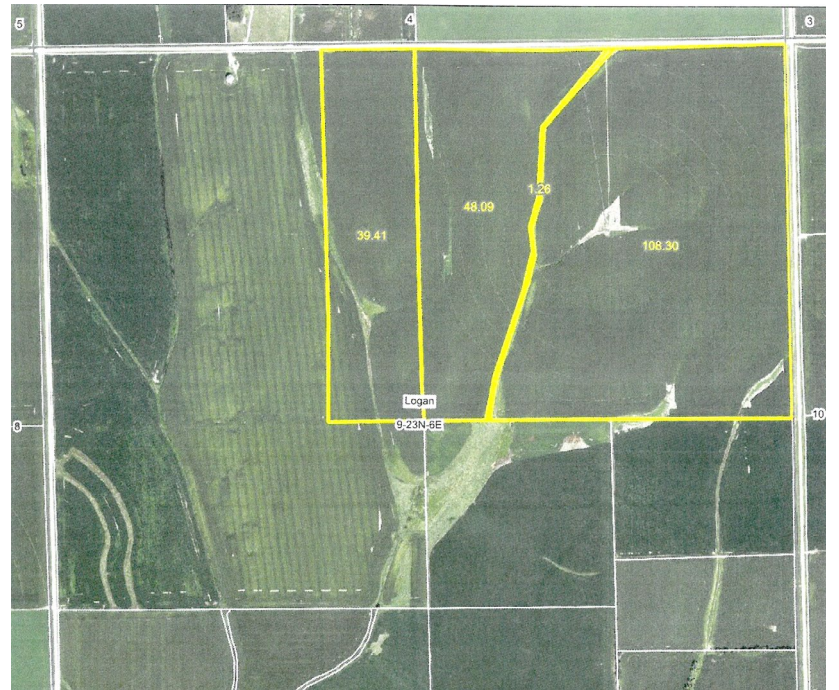
TERMS: The successful bidder will enter into a real estate contract immediately upon conclusion of the auction, with a 10% down payment on the day of the auction. The balance will be due on or before December 15, 2017. Landlord possession on date of closing subject to tenant's rights until February 28, 2018. Full possession available March 1, 2018. Seller's agents shall order an owner's policy or title insurance in the amount of the sale price. The cost of title insurance will be shared equally by the seller and buyer. Sale is not contingent upon buyer's financing. 2017 real estate taxes will be paid by the seller. Title insurance and closing will be handled by Cuming County Title & Abstract, West Point, Neb.

CONDITIONS: This sale is subject to all easements, covenants and restrictions of record. All property is sold "as is - where is" with no warranties or guarantees expressed or implied by sellers or the auctioneers.

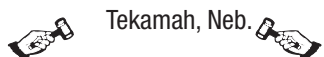
DISCLOSURE ACKNOWLEDGEMENT: It is understood the agents involved in the sale of this property are seller's agents and represent the seller as clients with buyers as customers.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the auctioneer or seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less." Any announcements made auction day by auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the auctioneer. All decisions of the auctioneer are final.

SELLERS: HEIRS OF JOHN B. & VIRGINIA KREIKEMEIER



Robertson, Nelson & Schuetze
Real Estate & Auction Service



Tekamah, Neb.

AUCTION
Friday, November 10, 2017
West Point, Neb.
Sellers: Heirs of John B. &
Virginia Kreikemeier

Contact:

Jan Schuetze, West Point, Neb., 402-380-0563
Bruce Robertson, Tekamah, Neb., 402-374-2545
Dale Nelson, Pender, Neb., 402-385-3165
Clay Nelson, Pender, Neb., 402-922-2678



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