

REAL ESTATE AUCTION

46.20 ACRES IN GAGE COUNTY

SATURDAY, DECEMBER 2, 2017

STARTING TIME – 10:00 A.M.

SALE SITE: Firth Community Center, Firth, NE

REAL ESTATE LEGALS: A Tract Of Land In West Half Of The Northwest Quarter Of Section # 15, Township # 6 N, Range # 7, East Of The 6 P. M., Gage County Nebraska, Consisting Of 46.20 Acres More Or Less.

LOCATION FOR YOUR INSPECTION: From Firth, Ne: Go Two & One Half Miles South On Spur 34 B To East Ash Road, Then One Mile West To 68 St, Then One/Fourth Mile South. From Junction Of Hwy. #41 & Hwy #43 (East Of Adams): Go West Six & 7 Tenths Miles On Hwy #41 To 68 St. Then One & Six Tenths Mile North On 68 St. From Junction Of Hwy #77 & Hwy. #41: Go Four Miles East On Hwy #41 To 68 St. & Then One & Six Tenths Miles North On 68 St. (Watch For Signs)

FARM SERVICE AGENCY INFORMATION: This farm was in one unit with another farm. It was split out on a percentage basis: Estimated 31.17 acres of cropland - CORN BASE 13.63 ACRES, YIELD 117 BU. - SOYBEAN BASE 13.63 ACRES, YIELD 31 BU. The cropland is terraced and has established waterways and is a good producing farm. The farm has several different soil types: 47.8% #7344 Malmo, Pawnee complex (6% to 11% slope) -- 17.4% #7464 Otoe silty clay loam (6% to 11% slope) - 8.6% #7693 Wymore silty clay loam (2% to 6% slope) — 26.2% #7750 Nodaway silt loam (occasionally flooded). This farm also has 13.09 acres of pasture which is a mixture of grasses and is fenced. There is NO CRP or BUILDINGS on this farm. The WATER & MINERAL RIGHTS go with the property. This farm has been surveyed. If your looking for a place to build, hunt, or expand your fanning operation. DON'T MISS THIS AUCTION.

TAXES - Taxes for 2017 are \$2,089.23 using 2017 valuation and 2017 mill levy. SELLER will pay 2017 taxes and prior. Buyer will pay 2018 taxes and thereafter.

POSSESSION FOR THE CROPLAND AND PASTURE :The farm's cropland is under a cash rent contract for CROP YEAR 2018 UNTIL FEBRUARY 28, 2019. SELLER TO RETAIN ALL CASH RENT FOR 2017. BUYER WILL RECEIVE ALL CASH RENT FOR 2018. The farm's pasture is under a cash rent contract for PASTURE SEASON 2018 UNTIL DECEMBER 31, 2018. SELLER TO RETAIN ALL CASH RENT FOR 2017. BUYER WILL RECEIVE ALL CASH RENT FOR 2018.

AGENCY DISCLOSURE - DARELD WEBER REAL ESTATE & AUCTION SERVICE AND ITS AGENTS ARE ACTING AS SELLER'S AGENTS.

The Buyer acknowledges that he has made a personal inspection of the property and understands the land is being sold on an "AS IS" condition. No warranty or guarantee is expressed or implied by the Seller or its agents.

TERMS OF SALE — 10% down day of sale when signing the purchase agreement. **POSSESSION:** Possession will be given on final settlement date, **SUBJECT TO CASH RENT CONTRACTS FOR 2018.** **BALANCE DUE** on or before closing date of DECEMBER 28, 2017. Sellers will pay one half of title insurance (owner's policy). Buyers will pay one half of title insurance (owner's policy) plus lender's policy (if required). All other closing costs will be divided equally between seller & buyer. This property is sold with seller's confirmation. **BUYER'S HAVE YOUR LOAN LINED UP WITH YOUR LENDER PRIOR TO AUCTION. THIS IS NOT SOLD CONDITIONAL ON A LOAN.** Information on printed material, though deemed to be accurate, is not guaranteed. Announcements day of sale will have priority over any written statement.



OWNER: JANICE F. HESTERMANN TRUST

FOR MORE INFORMATION OR INSPECTION CONTACT:



DARELD WEBER REAL ESTATE & AUCTION SERVICE



335 Clay St., PO Box 57 Tecumseh, NE • 402-335-3500 or Sterling, NE 402-866-5601
BROKER/AUCTIONEER: Dareld Weber, Tecumseh, NE • 402-335-3500 or Sterling, NE • 402-866-5601

CLERKS: Weber Auction Service. View complete sale bill at www.DARELDWEBERREALESTATE.COM

Click on sale bills, scroll down & click on the sale bill.