

LAND/FARM AUCTION

1028+/- acres
2 TRACTS

TUE, MARCH 10, 2020 at 10:30AM

FALLS CITY ELKS LODGE • 1417 STONE STREET • FALLS CITY, NE



SALE ORDER

The farm will be offered for sale as Tract 1 and Tract 2. These tracts will then be offered in combination and sold as Tract 3. The farm will be sold to the highest bidder or combination of the tracts. The sale is contingent on seller approval. The buyer will receive possession at closing or earlier with seller approval. The boundary line separating Tracts 1 and 2 has been marked with flags. The seller will survey tract 1 if the farm is sold as two tracts. The cost of the survey will be paid by the seller.

LEGAL DESCRIPTION

N½ NE¼ and N½ NW¼ and SW¼ NW¼ all in Section 30 T-3-N, R-17-E
200 Acres m/l – Richardson County, Nebraska

DRIVING DIRECTIONS

From Falls City, Nebraska; 5 miles North on Highway 73, turn right on 712 Road, go 1½ mile to 652 Avenue then turn left, stay on 652 Avenue for 4 miles then turn right on 716 Road, go 2 miles East on 716 Road. The farm is on the SE corner of intersection of 654 Avenue and 716 Road.

TRACT I

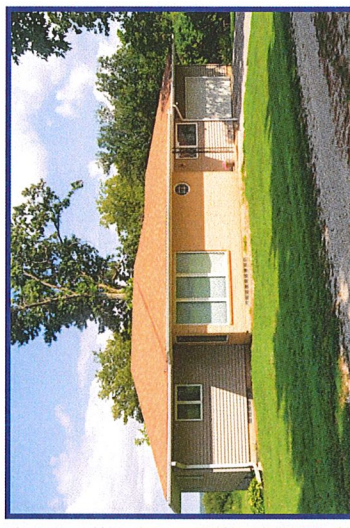
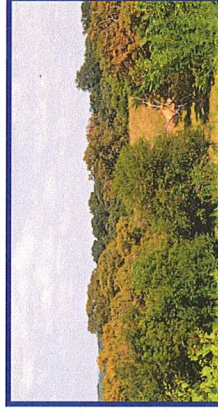
102 acres m/l

- 98.82 cropland Acres m/l
- 91.83 Certified Acres m/l

TRACT II

98 acres m/l

- 38.37 cropland Acres m/l
- 32.46 Certified Acres m/l
- 52 Acres Pasture m/l
- 1460sq ft, 3BR, 2.5Bath Home
- Multiple outbuildings, grainbins, and hay shed

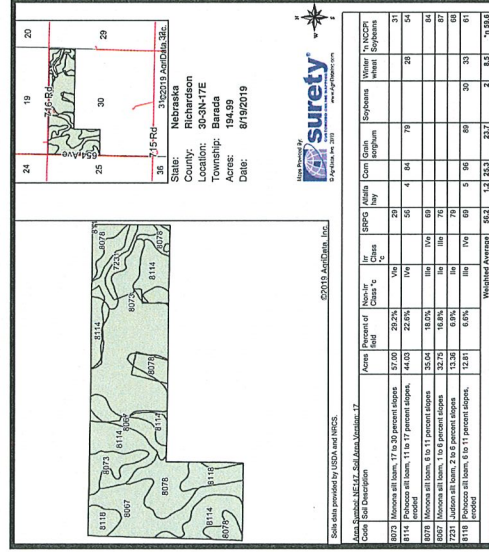
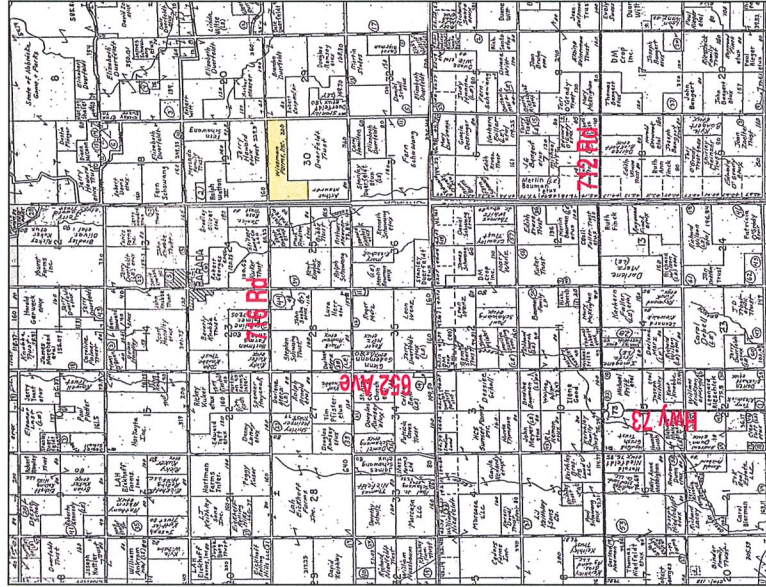


TERMS

The 2019 Taxes (\$8,902.00) will be paid by the seller. The 2020 taxes and all subsequent taxes will be paid by the buyer.

A 15% non-refundable earnest deposit is required the day of the sale. The sale is not contingent on buyer financing so the buyer is encouraged to secure financing prior to the day of the sale. The balance will be due at closing on or before April 17, 2020. All mineral rights owned by the seller will be conveyed to the buyer. The sale is subject to all easements, covenants, and restrictions of record. The seller will provide an owner's title insurance policy. The cost of the owner's policy will be split equally between the buyer and seller. The buyer is responsible for any loan policies and endorsements.

The information provided was obtained from reliable sources but the accuracy of the information is not guaranteed. All interested parties are encouraged to inspect the condition of the property and rely on their own information. **Contact Brian Poppe or Sherri at Poppe Realty & Mgmt 402-245-5808 for complete details or to set up and appointment to view the home.**



POPPE REALTY & MGMT, LLC

REAL ESTATE SALES • FARM MANAGEMENT

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