

# LAND AUCTION

## MONDAY, MARCH 16 - 6:00 PM

Union American Legion Hall 104 Main Street - Union, NE



**Farm Location:** From Intersection of Highways Nebraska #34 and #75 (Union Corner) 1 mile east to 12th Avenue, then 1 mile north to Comer Road, then turn east 1/8 of a mile. Farm is on the south side of Comer Road.

**Legal Description:** The E ½ NW ¼ and E 1/2 NW 1/4 NW 1/4 of Section 19, Township 10 North, Range 14 East of the 6th P.M., Cass County, Nebraska.

**Acres:** 100.01 +/- deeded acres will sell as one tract.

**FSA Information:** 89.11 tillable acres

| Crop     | Base Acres | PLC Yield |
|----------|------------|-----------|
| Corn     | 31.4       | 159       |
| Soybeans | 26.6       | 52        |



**General Description:** This is an outstanding farm with excellent soils and tile risers installed. There is an existing home site with an aged set of buildings. Home is in need of considerable repair, but other buildings could be salvageable. Home site has rural water in place.

**Terms and Conditions:** 10% of total purchase price down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance due shall be paid with a cashier's check at closing. The closing shall be on April 16, 2020.

**Taxes:** 2019 taxes were \$7,247.68 (Cass County Parcels #130150444, #130150347, 13015017). Seller shall pay for all 2019 taxes. Taxes for 2020 and beyond are the responsibility of the Buyer.

**Possession:** Full possession subject to 2020 crop year cash rent lease shall transfer to Buyer upon closing. Buyer shall receive all rents for the 2020 crop year. Lease expires January 1, 2021. Please contact Mark Easter at (402)297-1212 for full lease details.

**Surveys and Boundaries:** Seller will not survey the parcel selling. Acres provided are as of record at the Cass County Assessor's office.

**Title, Easements and Mineral Rights:** Seller shall furnish a Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense. All easements filed of record shall be shown on the Title Commitment. A copy of the Title Commitment will be available upon request. All mineral rights owned by the Seller shall be conveyed with the property upon closing.

For questions on the property, share crop lease, or to arrange an inspection, please contact Mark Easter at (402)297-1212. Please make your financial arrangements before the auction.

**PROPERTY WILL SELL TO THE HIGHEST BIDDER WITH SELLER'S CONFIRMATION**

**Announcements from the auction block will take precedence over printed material.**

Information on printed material, though deemed to be accurate, is not guaranteed.

EASTER & ASSOCIATES, INC. ARE ACTING AS AGENTS OF THE SELLERS ONLY.

# SELLER: COMER & EACRET TRUSTS

**TERMS:** Cash, check w/proper ID, VISA, Mastercard, or Discover. Everything is sold as is, where is, with no warranties (written or implied). Items are not guaranteed to be of any particular age, year of manufacture, model, make or condition. Information on printed material and website though deemed to be accurate, is not guaranteed. It is the buyer's/bidder's responsibility to inspect the merchandise being offered, and to verify the accuracy of all statement. Announcements from the auction block will take supersede any printed or website material.