

LAND AUCTION

80+/- Acres

Tue., Aug. 29, 2017 • Sale time 11:00 a.m.

**Falls City Elks Lodge
1417 Stone Street • Falls City, Nebraska**

SELLER

NEAL E. FROST

ACREAGE

77.36 Cropland acres

FARM FOR SALE

N/2 NW/4 Section 3-T1N-R17E 80 acres M/L
Richardson County, Nebraska

SOIL TYPES

Monona silt loam 1 to 6% slope, 67.29 acres
Pohocco silt loam 6 to 11% slope, 5.14 acres
Monona silt loam 6 to 11% slope, 4.93 acres

ARC-CO PROGRAM

Corn Base 49.2 • Soybean Base .2 • Wheat Base 3.5
PLC Yields: Corn 181 • Beans 60 • Wheat 34

TERMS

A 15% non-refundable earnest deposit is required the day of the sale. The balance will be due at closing on November 10, 2017. A cashier's check, money order, or wired funds will be required at closing.

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 farm will be sold to the highest bidder but the sale is subject to seller's approval.

The 2016 Real Estate Taxes are \$5,077.48. The 2017 taxes will be paid by the seller. The 2018 and subsequent taxes will be paid by the buyer.

The seller will provide an owner's title insurance policy on the property. The cost of the owner's policy will be split equally between the buyer and seller. The buyer is responsible for all loan policies.

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. Announcements the day of the sale take precedence over printed information. Poppe Realty & Mgmt. LLC is the agent for the seller.



DIRECTIONS

From Hwy 73 & Hwy 159 intersection in Falls City; Travel 5 miles East on Hwy 159, Turn left on 657 Ave, then 2 miles North to 708 Road. The farm is located on the East side of 657 Ave.

For additional information, contact:

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