

PUBLIC LAND AUCTION

North of Beaver Lake

Cass County, Nebraska

Tuesday, September 22, 2015 at 7:00 PM

Location of Land Auction: Eagles Club, 209 S. 23rd St. Plattsmouth, NE 68048

Tract 1 - 5.02 Acres

Partial Legal Description: 5.02 Acres Section 12 Possession: After the 2015 crops have been harvested.
 Taxable Acres: 5.02
 EST. Taxes: \$41.49 per acre

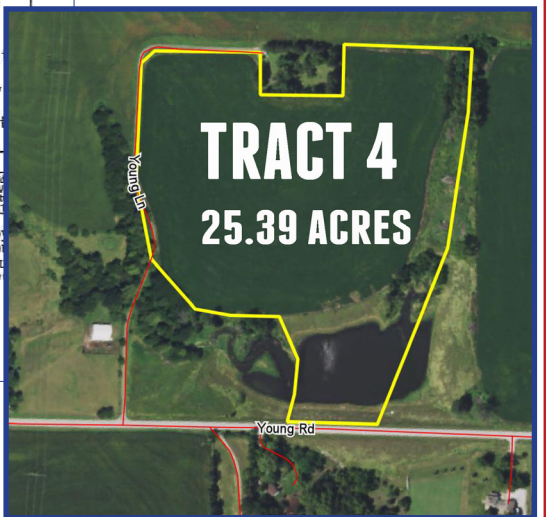
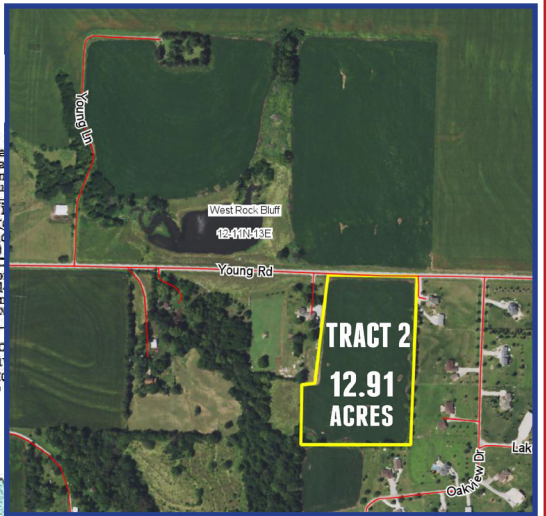
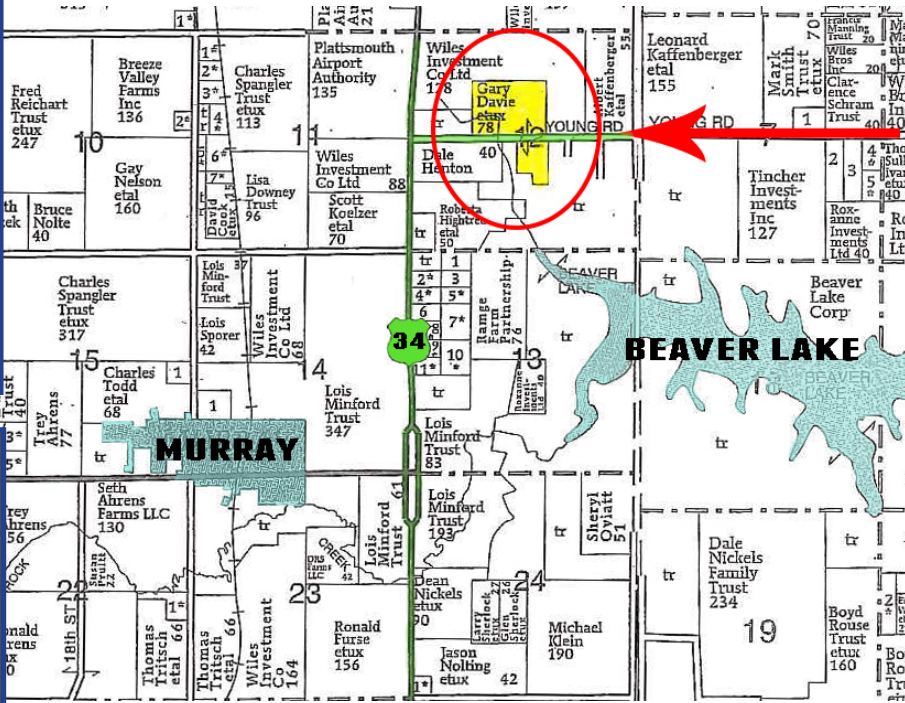
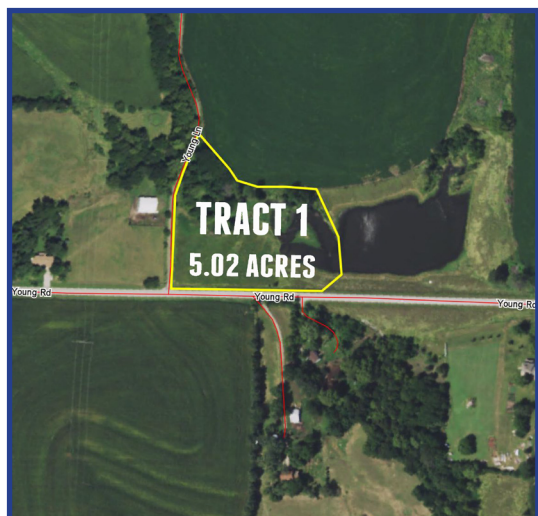
Great building location on a hard surface road. This property includes some of the 3.5 acre fishing pond.

Tract 2 - 12.91 Acres

Partial Legal Description: Part of section 12
 Taxable Acres: 12.91
 Est. Taxes: \$60.50 per acre
 FSA Information: Farm: 6357 Tract: 20689

Cropland: 12.00
 Corn Base: To be split
 Bean Base: To be split
 (Surety Map): Visit website
 Possession: After the 2015 crops have been harvested

West Rock Bluffs Plat, Part of Section 12



This will be a great opportunity to buy a larger piece of land for your 4-H livestock or your horses. Great hard surface road location. See you at the auction.

Tract 3 - 29.98 Acres

Partial Legal Description: Tax Lot 32
 Taxable Acres: 29.98
 EST. Taxes: \$62.01 per acre
 FSA Information: Farm: 6357 Tract: 20689

Cropland: 24.03
 Corn Base: To be split
 Bean Base: To be split
 (Surety Map): Visit the website
 Possession: After the 2015 Crops have been harvested

Tract 4 - 25.39 Acres

Partial Legal Description: Section 12 - 25.39 Acres
 Taxable Acres: 25.39
 EST Taxes: \$41.49 per acre
 FSA Information: Farm: 6357 Tract: 20689
 Farmland:

Cropland: 19.62
 Corn Base: To be split
 Bean Base: To be split
 (Surety Map): Visit website
 Possession: After the 2015 crops have been harvested

CONTACT

JIM HUGHES
 REAL ESTATE
 (712) 527-3114

**Gary & Mary
 Davie,
 Owners**

Auctioneer's Note:

This auction should reach a variety of buyers. Selling will be a 5 acre building lot, a 14 acre building lot and 2 tracts of farmland or larger acreage building sites.



402-672-3621

Method of Auction: Farms will be sold on a dollar per acre basis to be multiplied by taxable acres. (Selling in 4 Tracts - Not Combined)

Terms: 10% down day of auction with balance due at closing on or before Oct. 16th, 2015. Buyer & seller to split the cost of title insurance.

Acceptance of bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction.

Agency: Auctioneers Al Hughes & Jim Hughes Real Estate are agents for & represent the sellers. All bidders will be considered customers, not clients.

Disclaimer: Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in the brochure & all related materials are subject to terms & conditions outlined in the agreement to purchase. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller of the auction company. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. All sketches & dimensions in this brochure are approximate & have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction & discretion of the auctioneer.

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