

PUBLIC LAND AUCTION NORTH OF BEAVER LAKE

Cass County, Nebraska

73.30 Acres Selling in 2 Tracts

Tuesday, January 12, 2016 at 7:00 PM

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

(Directions to the Farm: South from Plattsmouth 5.5 Miles to Young Road. Turn East on Young Road and go a half mile and Tract 1 will be to your South and Tract 2 will be to your North.)

Tract 1 - 12.91 Acres

Partial Legal Description: Part of Section 12 S1/2,

T-11-N, R-13-E Exact Legal on the Contract

Real Estate Taxes: \$876.66 per year

FSA Information: Farm: 6357 Tract: 20689

Cropland: 12.00

Corn Base: To be split

Bean Base: To be split

Zoned: AG/ Residential

(Surety Map): Visit website

Possession: At closing. Full farming possession for the 2016 crop year.

TRACT 1: Excellent location on a hard surface road. Highly tillable and a great location to build a home.

Tract 2 - 60.64 Acres

Partial Legal Description: Part of the N1/2 of Section 12

T-11-N, R-13-E Exact Legal on the Contract

Real Estate Taxes: \$3,336.18 Per Year

FSA Info: Farm #6357 Tract #20689

Cropland: 43.65

Corn Base: To be split

Bean Base: To be split

Zoned: Industrial / AG

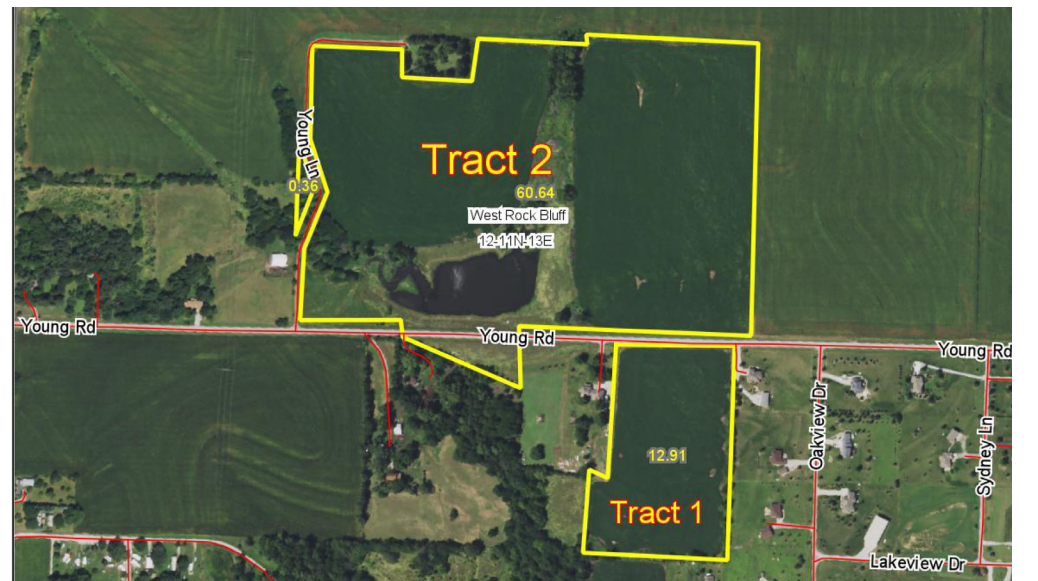
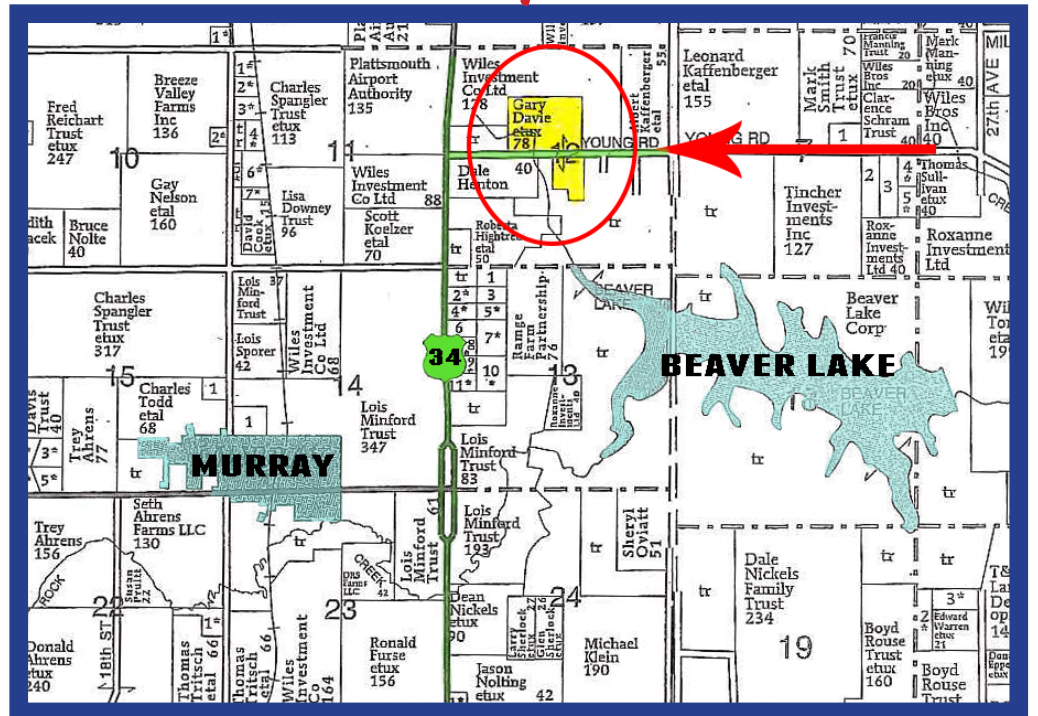
(Surety Map): Visit website

Possession: At closing. Full farming possession for the 2016 crop year

TRACT 2: Very nice larger peice of land on a hard surface road with good soil types and a small fishing pond.

OWNERS: GARY & MARY DAVIE

West Rock Bluffs Plat, Part of Section 12 Cass County, Nebraska



CONTACT

JIM HUGHES
REAL ESTATE
(712) 527-3114

Method of Auction: Farms will be sold on a dollar per acre basis to be multiplied by 12.91 & 60.64 acres.

Terms: 10% down day of auction with balance due at closing on or before Feb. 12th, 2016. Buyer & seller to split the cost of title insurance & Title Insurance Company closing fees.

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.

Auctioneer's Note:

High quality tracts of farmland or an excellent place to build your dream home on a paved road. Give us a call with any of your auction questions! See you at the sale!

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.



AUCTION SERVICE

GLENWOOD, IOWA

402-672-3621

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