AUGUST 2016

Wednesdays, August 31 • 10am

LAND AUCTION

723+ ACRES

Howard County, Nebraska

Wednesday, August 31 • 10am

held at St. Paul Legion Hall

180+ acres Certified Irrigated Farmland
489+ acres Rolling Pasture w/Sparse, Moderate & Dense Tree Coverage
Home w/Garage and Several Outbuildings
Deer & Turkey Hunting

LAND AUCTION

800.451.2709 | SchraderAuction.com
APPROVAL OF BID PRICES:
PAYING CASH AT CLOSING.

The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO THE contract purchase price will include a Buyer's Premium equal to 3% of the bid amount.

The contract purchase price will be open bidding on all tracts and combinations during the auctions as well as future auctions. The property may compete. The property will be sold in the manner resulting in the highest total sale price.

TERMS AND CONDITIONS:

- The farm is approx. 1/2 a mile north of St Paul Legion Hall.
- Driving Directions: The farm is approx. 1/2 a mile north of Hwy. 281 and Hwy. 92 drive north 1 mile to 14th Ave, then drive west 1/2 mile to Inman Rd, then drive north 1/2 mile to the SE corner of Tract 4.

- Terms and Conditions: Tracts 1 through 5 will be offered in individual tracts, in any combination of three tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold at the highest resulting in the highest total sale price.

- Bidding Procedures: The contract purchase price will include a Buyer’s Premium equal to 3% of the bid amount.

- Down Payment: Included is an older two bedroom, one bath, 1-story 1,388 sq ft house with attached 2 stall garage, detached 1 stall garage, pole shed, barn and various other buildings.

- TRACT DESCRIPTIONS:

  - TRACT 1: 259± acres of dry farmland per FSA. Predominant soils are Ortello and Thurman.
  - TRACT 2: 376± acres of rolling pasture. Predominant soils are Valentine and Thurman. This tract has good perimeter fencing.
  - TRACT 3: 51± acres of rolling pasture. The pasture has moderate to dense tree cover.
  - TRACT 4: 202± acres acreage. Included is an older two bedroom, one bath, 1-story 1,388 sq ft house.
  - TRACT 5: 26± acres with 21.77± acres of dry farmland per FSA. Predominant soils are Ortello and Thurman.

- TERMS AND CONDITIONS:

- PROCEDURE: Successful bidder will order new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this brochure. All acreages are approximate. The power unit is a John Deere 4 cylinder turbo diesel. One (1) pivot is a 4 tower and other a 5 tower machine. The combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold at the highest resulting in the highest total sale price.

- BIDDING PROCEDURES: The contract purchase price will include a Buyer’s Premium equal to 3% of the bid amount.

- DOWN PAYMENT:Worker's rights.

- EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title commitment in forms prior to auction. The cost of the owner’s title insurance policy shall be furnished equally (50:50) between Seller and Bidders. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All information contained in this brochure and all related materials are subject to verification by all parties. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

- INSPECTION DATES:

- ANNOUNCEMENT: Be sure you have arranged financing if needed. And are aware of your boundary closures.

- APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller. Successful bidder shall each pay the cost of the survey. 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 or the Auction Company. All descriptions and dimensions in the brochure are approximate. Each potential bidder is responsible for contacting the Title Company and title company agents to determine the condition of the property to be purchased. The Seller or the Auction Company do not warrant or guarantee that all views or areas or the property are described or illustrated or that any questions as to the person’s credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

- NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. STONE PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

- SELLER: Becker Estate

- AUCTION LOCATION: St Paul Legion Hall, 804 Howard Ave., St Paul, NE 68873

- The farm is approx. 1/2 a mile north of St Paul Legion Hall.

- Driving Directions: The farm is approx. 1/2 a mile north of Hwy. 281 and Hwy. 92 drive north 1 mile to 14th Ave, then drive west 1/2 mile to Inman Rd, then drive north 1/2 mile to the SE corner of Tract 4.

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