



Real Estate and Auction Company, Inc.

950 North Liberty Drive Columbia City, IN 46725

NEBRASKA: Rex D. Schrader, II

Broker #20080063



402.393.8811



Get our new iOS App



Follow us on:



800-451-2709

www.SchraderAuction.com

DECEMBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

4,217[±] Acres

Offered in 2 Tracts

AUCTION

15± miles southwest of Imperial, NE

Held at the Phillips County
Event Center, Holyoke, CO



ONLINE BIDDING
AVAILABLE



THURSDAY,
DECEMBER 15 • 2PM

CHASE COUNTY, NE AUCTION

4,217[±] Acres

Offered in 2 Tracts

15± miles southwest
of Imperial, NE

15± miles southwest off Imperial, NE

CHASE COUNTY, NE

AUCTION

4,217[±] Acres

Offered in 2 Tracts

Auction held at the
Phillips County Event Center
Holyoke, CO,
22505 US Highway 385

THURSDAY, DECEMBER 15 • 2PM

CHASE COUNTY, NE AUCTION

4,217± Acres

Offered in 2 Tracts

THURSDAY, DECEMBER 15 AT 2PM

PROPERTY DIRECTIONS:

NORTH TRACT: From Champion, NE drive south on Mill Rd .25 miles to 734th Rd, then drive west .5 miles to 326th Ave, then drive south 2 miles to 732nd Rd, then drive West 1 mile to 325th Ave, then drive South .5 miles to the Northeast corner of the property.

SOUTH TRACT: From Champion, NE drive south on Mill Rd .25 miles to 734th Rd, then drive west 5.5 miles to 321st Ave, then drive south 7 miles to 727th Rd, then drive east .5 miles to the West side of the property.

AUCTION LOCATION:

Phillips County Event Center, 22505 US Highway 385, Holyoke, CO 80734. *Directions:* From

Holyoke 385 & 6 travel north on 385 approximately .4 miles to Fairground Rd. then turn left to auction location.

TRACT DESCRIPTIONS:

TRACT 1: 3,018± ACRES
of rolling grassland.

TRACT 2: 1,198± ACRES
of rolling grassland.

Contact Auction Company for Detailed Information Booklets for each property w/ additional Due-Diligence Materials, including information such as: soil maps, FSA and county records information.

AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: Tracts will be offered individually or as a whole unit. There will be open bidding on tracts and combinations during the auction as determined by the auctioneer. Bidding on individual tracts and the entire property will compete.

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement promise or inducement that is not contained or incorporated in the written purchase contract.

SELLERS ACCEPTANCE: The final bids are subject to the Sellers acceptance or rejection.

BUYERS PREMIUM: A Buyers Premium in the amount of three percent (3%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

PAYMENT TERMS: 10% of the purchase price will be due immediately after the bidding concludes, with the balance due in cash at closing. The down payment may be made in the form of a cashiers check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: The targeted closing date is on or before January 16, 2017. Closing shall be held on or before the targeted closing deadline or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and the Seller's closing documents. The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer and Seller. Buyer will pay all charges related to any loan obtained by Buyer.

POSSESSION: Possession shall be delivered at closing.

REAL ESTATE TAXES: Buyer shall pay the real estate taxes for the calendar year 2017 and all subsequent years.

DELIVERY OF TITLE: At each closing, Seller shall furnish at Sellers expense: (i) a warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the purchase contract; and (ii) an owners title insurance policy in the amount of the purchase price insuring marketable title, subject to all standard requirements, conditions and exceptions and subject to the permitted exceptions.

MINERALS: Any sale will include the Seller's interest (if any) in the minerals. However, no promise, warranty or representation will be made as to the existence of any minerals or the nature or extent of Seller's interest therein.

SURVEY: A new survey will be procured only if necessary to record the conveyance or if otherwise deemed necessary or appropriate in Sellers sole discretion. If a new survey is procured, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

TRACT MAPS; ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions and/or aerial mapping. The marketing materials are not provided as survey products.

PROPERTY INSPECTION: An inspection date has been scheduled and will be staffed with auction personnel. Owner, Broker and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee to the property by virtue of its being offered for sale. **DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED AS IS, WHERE IS. NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches, tract maps, measurements and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and The Lund Company (and their respective agents and representatives) are exclusively the agents of the Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

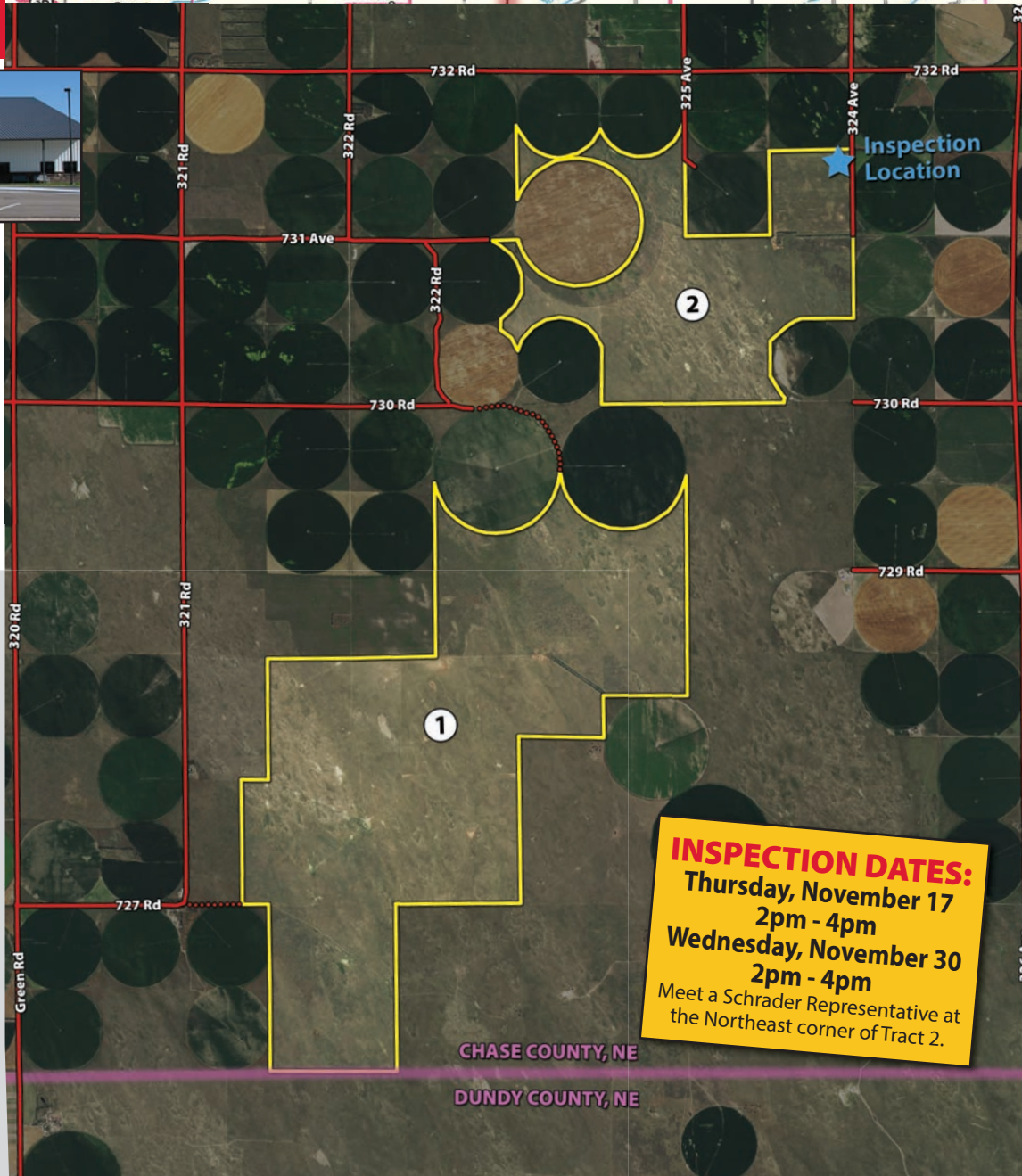
SELLER: Estate of Maurice Wilder; Maurice Wilder, LLC



LIVE ONLINE AUCTION BIDDING

You may bid online during the auctions at www.schraderauction.com. You must register by **Friday, December 2nd** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

www.SchraderAuction.com



INSPECTION DATES:
Thursday, November 17
2pm - 4pm
Wednesday, November 30
2pm - 4pm
Meet a Schrader Representative at the Northeast corner of Tract 2.

NEBRASKA: Rex D. Schrader, II; Broker #20080063

CUSHMAN & WAKEFIELD

LUND COMPANY

402.393.8811

**Seller: Estate of Maurice Wilder;
Maurice Wilder, LLC**

800-451-2709

In Cooperation With:



CUSHMAN & WAKEFIELD

LUND COMPANY



SCHRADER
Real Estate and Auction Company, Inc.

