

# Burt County, Nebraska

# LAND AUCTION

60.00 Acres (More or Less)

Friday – February 26<sup>th</sup>, 2016 – 10:00 A.M.

Oakland, Nebraska

Auction to be held at: Oakland VFW  
420 N. Oakland Ave., Oakland, Nebraska

**BILL LEE, JR. - OWNER**

**LOCATION:** Property is located 1.5 miles west of Oakland, NE on HWY 32. Then, 1 mile south, .5 west and 1 south. Farm on west side road. The southeast corner of the farm is at the corner of County Road I & County Road 6.

**LEGAL DESCRIPTION:** The south 60.0 acres of the Southwest quarter in Section 10, Township 21 North, Range 8 East of the 6<sup>th</sup> P.M., Burt County, NE.

**PROPERTY DESCRIPTION:** The farm contains an estimated 57 acres non-irrigated cropland. The farm is nearly level with excellent Belfore silty clay loam soils.

**PROPERTY TAX:** The 2015 property taxes are estimated to be \$5,404.16 (allocation estimated from 120 acre parcel).

**FSA INFORMATION:** The property is part of a combined 120 acre parcel. The base for the property will be reconstituted by FSA on a percent cropland basis. The farm is enrolled in ARC- County program

Corn Base: 59.3 Yield: 145  
Soybean Base: 58.6 Yield: 44

\*Base acreage of combined 120 acre parcel

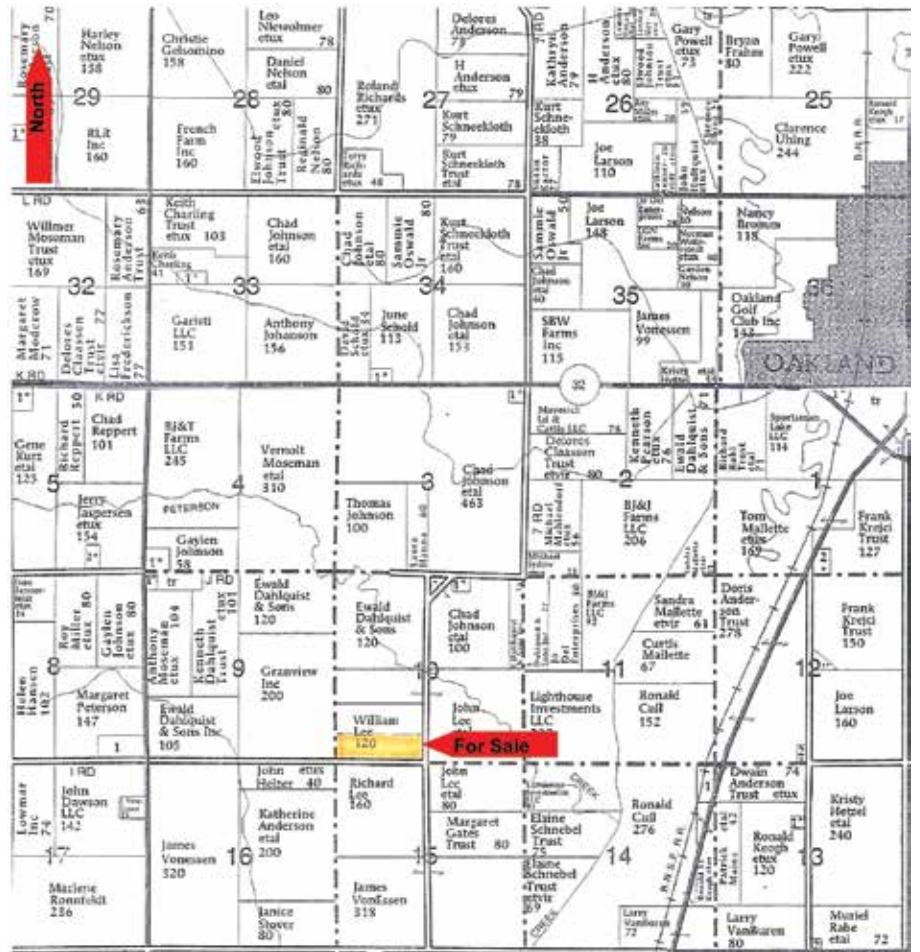
**MINERAL RIGHTS:** Seller's mineral rights, if any will be conveyed to Buyer.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record.

**SURVEY:** Seller will provide a survey showing north property line.

**METHOD OF SALE:** The property will be offered as one tract with no further separation or combinations. Bids on the property shall remain open until the auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or about March 25, 2015. **Sale shall not be contingent upon Buyer financing.** Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.



**CONVEYANCE & TITLE:** Seller will furnish the successful bidder a Warranty Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer.

**POSSESSION:** Possession of the farm will be granted upon completion of final closing. Full possession for the 2016 crop year.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the brokers and auctioneers make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the auctioneers will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer.

**PLEASE SEE OTHER SIDE FOR AERIAL MAP.**

FOR ADDITIONAL INFORMATION CONTACT:



**PATHFINDER COMPANY**  
Farm Management & Real Estate Services

1416 East 23<sup>rd</sup> Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com



**Roger L. Koertner • Broker/Auctioneer**  
(402) 720-1196 Cell



**Andy M. Langemeier • Salesman**  
(402) 720-9909 Cell



**Ron Schultz • Broker**  
(402) 720-1193 Cell

In the event of inclement weather, cancellation notice will be posted on our web page by 8:30 on sale day.



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*AERIAL VIEW OF THE PROPERTY*

