# Lancaster County, Nebraska

# LAND AUCTION

## 188.67 Acres (More or Less)

## Friday – March 4, 2011 – 10:00 A.M.

## *Waverly, Nebraska*

**VFW Hall Waverly ~ 13820 Guildford Street**
**Just east of McDonalds in Waverly, Nebraska**

## *Willard D. Giebenrath Trust – Owner*

**FSA INFORMATION:**

| Crop | Acres | Direct & CC Yield |
|---|---|---|
| Corn Base | None | None |
| Grain Sorghum | 119.4 Ac | 72 bu/ac |
| Soybean Base | 26.4 Ac | 26 bu/ac |
| Wheat Base | 10.8 Ac | 35 bu/ac |

**MINERAL RIGHTS:** All mineral interests owned by the Seller will be conveyed to the Buyer.

**PROPERTY TAX:** Property taxes for 2010 (payable in 2011) $4,383.52. 2010 and all prior years taxes paid by seller.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record. A power line easement is located along the line between Out Lots B & C. The easement occupies approximately the west 90 feet of Out Lot B and a narrow area at the east edge of Out Lot C. The easement is for the double pole power line extending through that area of the property.

**SURVEY:** No new survey of the property will be provided. If the Buyer chooses to survey the property it will be at the Buyer's expense. There will be no adjustment to the final sales price determined at the auction if a surveyed acreage results in more or less area than reported as the taxable acres.

**METHOD OF SALE:** This property will be auctioned as one tract. There will be no separation of the property. 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 Sellers.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder (s) 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 until sale closing or until transferred to a sale closing agent. 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, 2011. **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 Trustee 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 Seller and Buyer. Any mortgagee policy costs will be charged to the buyer.

**POSSESSION:** Possession of the land will be granted upon completion of final closing.

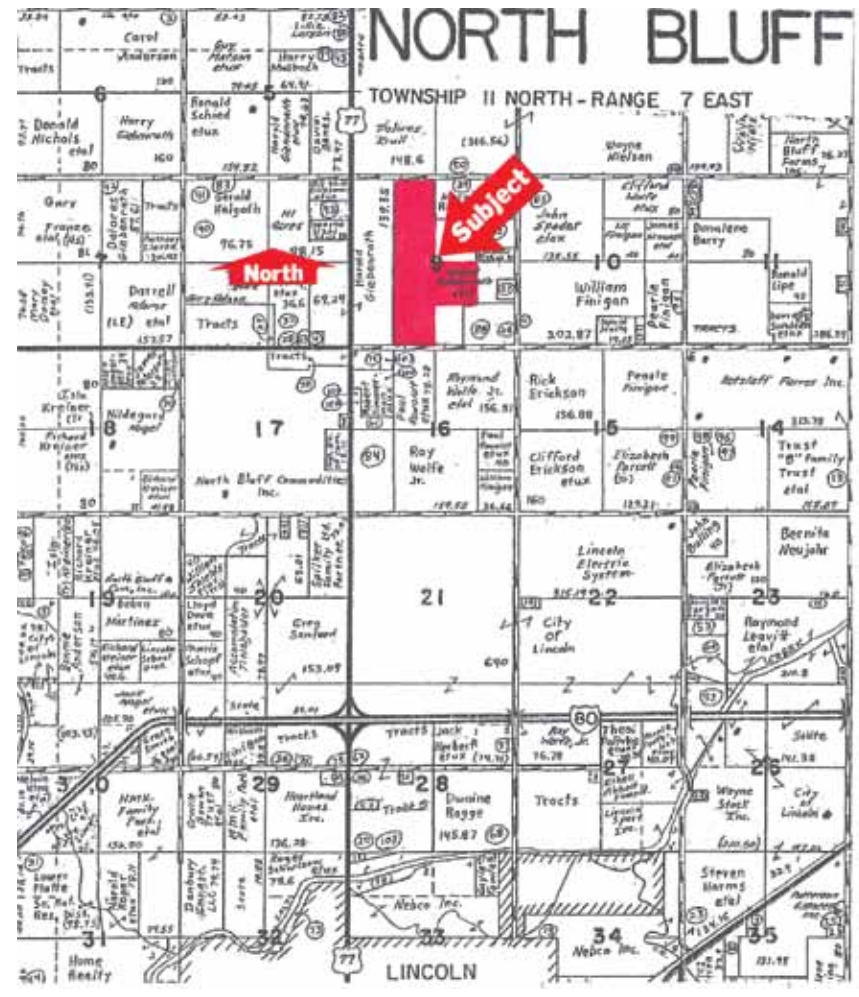
**AGENCY:** AgriSun and Pathfinder Company and its representatives are agents of the Seller.

**LOCATION:** Property is located 2 ¼ miles north of Lincoln (Hwy 77 & I-80) and ¼ mile east on Waverly Road. Property is situated a ¼ mile east of Highway 77 and extends from Waverly Road to Mill Road.

**LEGAL DESCRIPTION:** Part of the E1/2NW1/4 & E1/2SW1/4 of Section 9, Township 11 North, Range 7 East of the 6th p.m., aka out lot C of View Pointe North and part of NW1/4SE1/4 Section 9, Township 11 North, Range 7 East of the 6th. p.m. aka out lot B of View Pointe North, Lancaster County, Nebraska.

**PROPERTY DESCRIPTION:** Out Lot B is 35.38 acres of rolling agricultural grassland and includes a pond. Out Lot C is 153.29 acres of rolling dry cropland. Out Lot C is approximately ¼ mile wide and one mile long extending from paved Waverly Road on the south to gravel surfaced Mill Road on the north. Soils on the property are a mix of Yutan silty clay loam, Aksarben silty clay loam, Pawnee clay and Nodaway silt loams.

This land is comprised of two Out Lots within the View Pointe North acreage development. The housing density has been taken from this land for use as building sites within the View Point North development. Therefore, based upon current zoning restrictions, no houses can be constructed on this property.




**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the Auctioneer makes 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 Auctioneer 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.*

AgriSun LAND MANAGEMENT, INC.

- Real Estate Sales
- Crop Insurance
- Farm Management
- Appraisals

**Bill Lange**
*Sales Representative*
*General Certified Appraiser*

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

***Roger L. Koertner,*** *General Manager*

- *Farm Mangement*
- *Farm Real Estate Broker*
- *NE Certified General Appraiser*
- *Farm Real Estate Auctioneer*

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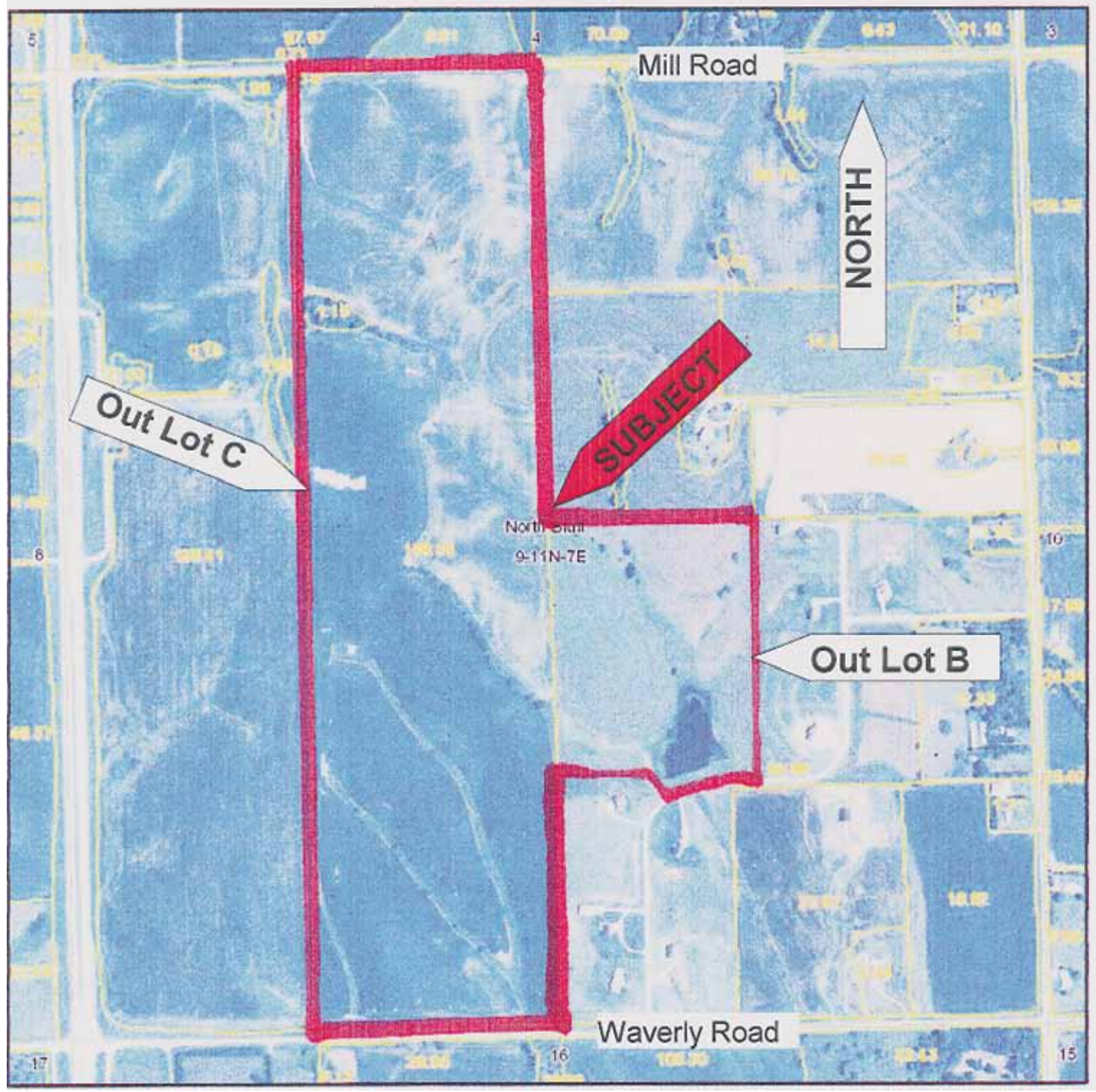
**For weather cancellation please refer to the website or call the agents.**

**Aerial Map**




*AERIAL VIEW OF THE PROPERTY*