

Otoe County, Nebraska LAND AUCTION

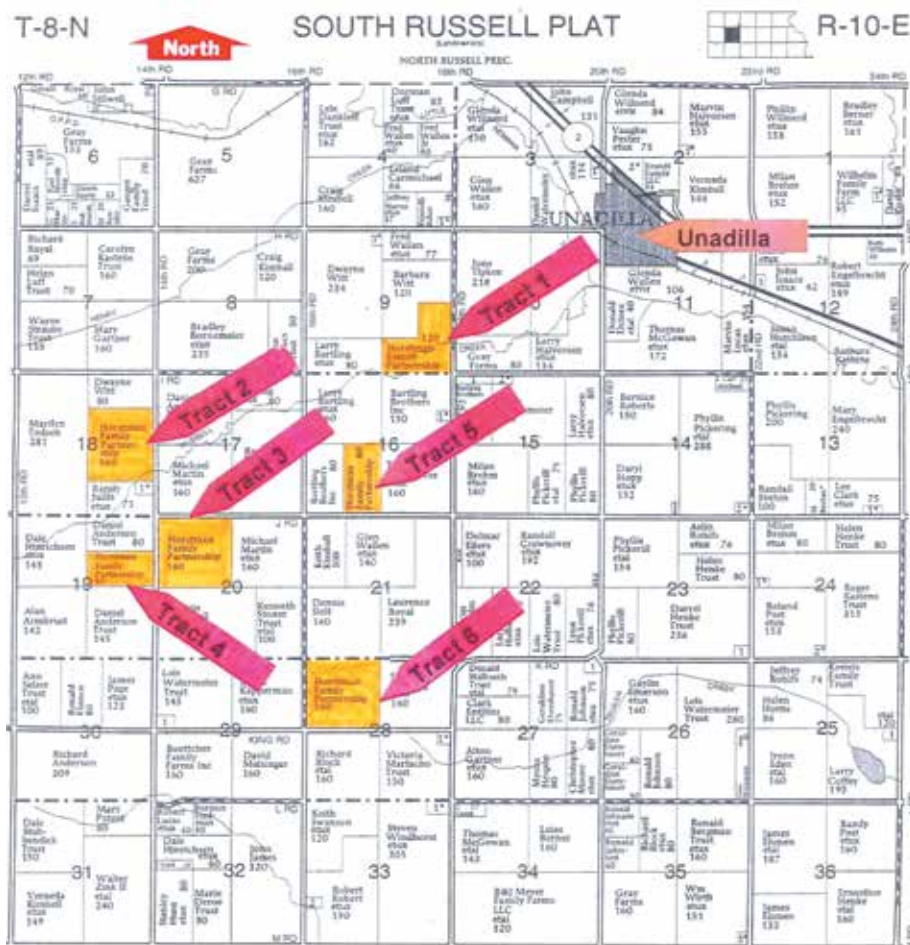
760 Acres (More or Less)

Thursday – March 12th, 2015 – 1:00 P.M.

Syracuse, Nebraska

Auction to be held at: Kimmel Event Center
Otoe County Fairgrounds
120 Plum Street – Syracuse, Nebraska

Horstman Family Partnership - Owners



LOCATION: The properties are located southwest of Unadilla, NE.

PROPERTY DESCRIPTION: The property consists of six individual tracts. The tracts are non-irrigated and are a combination productive cropland, grass pasture and recreational land. Please see other side of flyer for an aerial map. Specific information on each tract regarding land use and FSA information is located on pathfindercompany.com or available by request.

LEGAL DESCRIPTIONS:

Tract 1: The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) & the South One-Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) in Section 9, Township 8 North, Range 10 east of the 6th P.M., Otoe County, NE containing 120 acres more or less.

Tract 2: The North One-half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) & the South One-half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) in Section 18, Township 8 North, Range 10 East of the 6th P.M., Otoe County, NE containing 160 Acres more or less.

Tract 3: The Northwest Quarter (NW $\frac{1}{4}$) in Section 20, Township 8 North, Range 10 East of the 6th P.M., Otoe County, NE containing 160 acres more or less.

Tract 4: The South One-half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) in Section 19, Township 8 North, Range 10 east of the 6th P.M. Otoe County, NE containing 80 acres more or less.

Tract 5: The East One-half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) in Section 16, Township 8 North, Range 10 East of the 6th P.M., Otoe County, NE containing 80 acres more or less.

Tract 6: The Northwest Quarter (NW $\frac{1}{4}$) in Section 28, Township 8 North, Range 10 east of the 6th P.M., Otoe County, NE containing 160 acres more or less.

PROPERTY TAX: Property taxes for 2014 and all prior years will be paid by the Sellers prior to closing. Buyer will assume all future taxes. The 2014 taxes are listed below:

Tract 1: \$5,210.06

Tract 3: \$5,661.52

Tract 5: \$2,190.34

Tract 2: \$6,579.30

Tract 4: \$2,864.18

Tract 6: \$5,291.94

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. There will be an ingress-egress easement granted to the adjacent property owner to the south of Tract 2 prior to closing. Approximations of the easement can be viewed on the website or by request. Anhydrous ammonia fertilizer has been applied to Tract 1, Tract 2, Tract 3, Tract 4, and Tract 6. Buyer will reimburse sellers for fertilizer and custom application costs at closing. Fertilizer and custom application charges will be available at the auction for each tract.

SURVEY: No survey of the property will be provided. If Buyer(s) chooses to survey the property, it will be at Buyer's expense. There will be no adjustment to the final sale price if a survey results in more or less area than reported as taxable acres.

METHOD OF SALE: The property will be offered as six individual tracts with no further separation or combinations. Bids on the property shall remain open until the auctioneer announces that the property is sold or closes the bidding process. Final sale is subject to the approval 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 judgment and 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 23rd Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com



Roger L. Koertner • Broker/Auctioneer
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(402) 720-1193 Cell

In the event of inclement weather, cancellation notice will be posted on our web page.



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AERIAL VIEW OF THE PROPERTY

