

Washington County, NE LAND AUCTION

71.46 Acres (More or Less)

Friday – October 5th, 2018 – 10:00 A.M.

Blair, Nebraska

Auction to be held at: Blair American Legion Hall
103 S. 12th Street, Blair, NE

LORRAINE R. GRAHAM TRUST - Owner

LOCATION: The property is located 2 miles south of Highway 30 and Highway 133 intersection south of Blair, NE. Property is adjacent to the west side of Highway 133.

LEGAL DESCRIPTION: The East Half of the Northeast Quarter of the Northeast Quarter (E1/2NE1/4NE1/4) of Section 34; and Tax Lot Thirteen (13) {aka TL 25 per Washington county assessor} in Section Thirty-five (35), all in Township Eighteen (18) North, Range Eleven (11), East of the Sixth Principal Meridian in Washington County, Nebraska. Total taxable acreage of 71.46 acres more or less.

PROPERTY DESCRIPTION: The property has 69.02 acres of rolling, non-irrigated cropland. The property has no building improvements. The property has a good view to the north and has Nebraska Highway 133 frontage forming the east boundary of the farm. This farm is located in an area with strong rural residential acreage site development and demand over the past years. The property is currently zoned Agriculture.

FSA INFORMATION:

Cropland	69.02 Acres	
Corn Base	34.10 Acres	PLC Yield 100 bu.
Soybean Base	34.10 Acres	PLC Yield 35 bu.
ARC-CO corn and soybean program election		

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

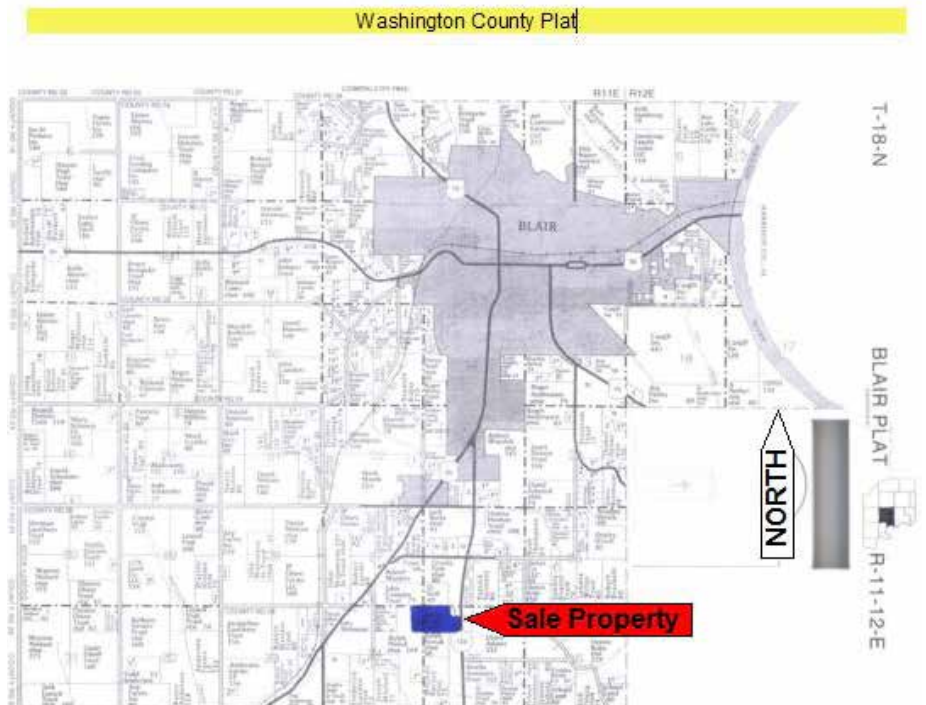
PROPERTY TAX: Property taxes for 2018 and all prior years will be paid by the Seller prior to closing. Buyer will assume 2019 and all future taxes. The 2017 taxes were \$6,050.60.

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

SURVEY: No survey of the property will be provided. If the Buyer chooses to survey the property it will be at the Buyers expense. There will be no adjustments to the final sales price if a surveyed acreage results in more or less area than reported taxable acres.

METHOD OF SALE: The property will be offered as one tract with no further separation. 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.**

TERMS: Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate 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. 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 November 5, 2018.**



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: Sellers will furnish the successful bidder a Trustee Deed. Sellers 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. Closing of the sale shall be handled by an escrow closing agent with closing agent fees shared equally between the Buyer and the Seller.

POSSESSION: Possession of the land will be granted upon completion of final closing subject to the existing tenant's rights. Full possession of the property shall be on December 2, 2018 (but not prior to closing).

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

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 will be 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



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(402) 720-1193 Cell

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



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AERIAL VIEW OF THE PROPERTY



Graham Trust Farm



August 20, 2018

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

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