

ABSOLUTE LAND AUCTION

On 154.53+/- Acres of Custer County
Dry Cropland & Pasture

WED., JULY 12, 2017 • 1 P.M.

*Sale Site: Arcadia Community Building,
230 N Hawthorne St., Arcadia, NE*



Land Location: From Arcadia, NE 9.5 miles west on Highway #70 to the property on the south side of highway and marked by Wolf Auction sign.

Legal Description: Lots 3-4-5 Southeast Quarter of the Northwest Quarter of Section 6, Township 16 North, Range 17 West, Custer County, Nebraska.

2016 RE Taxes: \$3,270.86

Water Information: One windmill and stock tank.

Improvements: There is a three phase power line running along the north edge of the property bordering Highway #70.

FSA Information: 2017 records indicate 108 cropland acres, 44 acres of pasture with balance as roads and waste.

Broker's Comments: This is an excellent opportunity to purchase dry cropland with potential for sub-irrigated alfalfa. The balance is pasture and creek bottom with suitable building location and recreational potential. Access to the property along Highway 70 to the north and county graveled road to the south.

Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

Announcements: Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made 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. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

Terms: 10% down the day of the sale with balance due at closing on or before August 11, 2017. Possession will be January 1, 2018. Title insurance premium to be divided 50/50 between buyer and seller. 2017 real estate taxes will be paid by the buyer. Buyer will receive one-half of the 2017 alfalfa crop and \$18/acre on the pasture. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing.

**Grace Viola Ackerman
and Ann M. Miller,
Owners**



WOLF INC. AUCTION & REAL ESTATE

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