

ABSOLUTE REAL ESTATE AUCTION

239.81 +/- Acres of Dry Crop Ground and Pasture in Valley County, Nebraska

WEDNESDAY, MAY 3, 2017 • 1:00 P.M.

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



Land Location: On the east edge of Arcadia, Nebraska, travel north at the corner of Hwy. 70 and 467th Ave. approximately 2 ½ miles, turn east on 802 A Road to 467 A Avenue to the southwest corner of the property, continue on 467 A Avenue to the gates marked by Wolf, Inc. Auction signs.

Legal Description: The Northeast Quarter of Section 12, Township 17 North, Range 16 West of the 6th P.M., Valley County, Nebraska, and the South Half of the Northwest Quarter of Section 7, Township 17 North, Range 15 West of the 6th P.M., Valley County, Nebraska.

Acres: Approximately 239.81 tax assessed acres.

2016 RE Taxes: \$5,009.94

Water Information: The property includes one submersible well located at the old building site dropped in an old cased windmill piped to one tank.

FSA Information: FSA records indicate 160.47 acres of cropland with 68.2 base acres of corn and 24.4 base acres of soybeans. The property is enrolled in the ARC-CO program through 2018.

Broker's Comments: This is an opportunity to purchase dry crop ground and pasture with good access and recreational potential.

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 June 2, 2017. Possession will be March 1, 2018. Title insurance premium to be divided 50/50 between buyer and seller. 2017 real estate taxes will be paid by the seller. 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.

**MARY ANNE PAIDER, DENICE DIETZ
AND CHARLES E. GOULD, OWNERS**

WOLF INC. AUCTION & REAL ESTATE

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