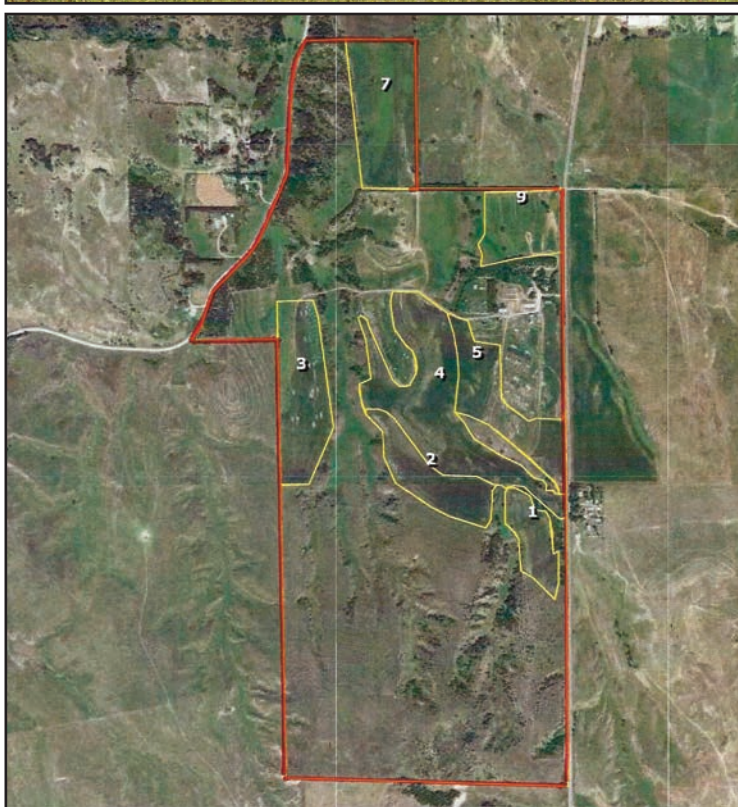


ABSOLUTE REAL ESTATE AUCTION

On 361.20+/- Acres of Valley County Livestock Facility,
Dry Cropland, Rec Land & Pasture

MON., NOVEMBER 6, 2017 • 1:00 P.M.

Sale Site: Ord Veteran's Club, 246 S 15th Ord, NE



Land Location: 1 mile South of Ord on South Ave (Pizza Hut road).

Legal Description: The Northeast Quarter of Section 33, Township 19 North, Range 14 West of the 6th P.M., Valley County, Nebraska. The Southeast Quarter; The South part of Division B; Part of the East Half of the Northeast Quarter of the Southwest Quarter lying South & East of County road of Section 28, Township 19 North, Range 14 West of the 6th P.M., Valley County, Nebraska.

Acres: 361.20+/- tax assessed acres.

2016 Real Estate Taxes: \$7,623.44

FSA Information: 2017 records indicate 98.79 cropland acres with 65.8 base acres of corn.

Water Information: There are two submersible wells, thirteen hydrants, twenty-five water placements and two windmills.

Improvements: The building site includes a home, 39'x69' Quonset metal building, 39'x91' Quonset metal building with full concrete floor, three bulk bins, one small bin, three grain bins one with a dryer, barn and many other smaller outbuildings.

Broker's Comments: If you are looking for an all-around balanced unit then this is the auction to bid on. From abundant mature windbreaks providing protection for livestock, upland game and wildlife to adequate pens and water for livestock with dry cropland and pasture nearby all with excellent access just outside of Ord.

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 December 6, 2017. Possession will be May 15, 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.

JAMES D. VODEHNAL ESTATE

Karen & Darwin Blue,

Co-Personal Representatives

WOLF INC. AUCTION & REAL ESTATE

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Steve Wolf, Broker & Auctioneer

Dani Knott, Jenny Wolf & Jim Wakefield, Sales Associates

Coy Wolf & Von Svoboda, Associate Brokers

