

105.37 ACRES +/- BURT COUNTY LAND AUCTION

WEDNESDAY, JANUARY 30, 2019 • 10 A.M.

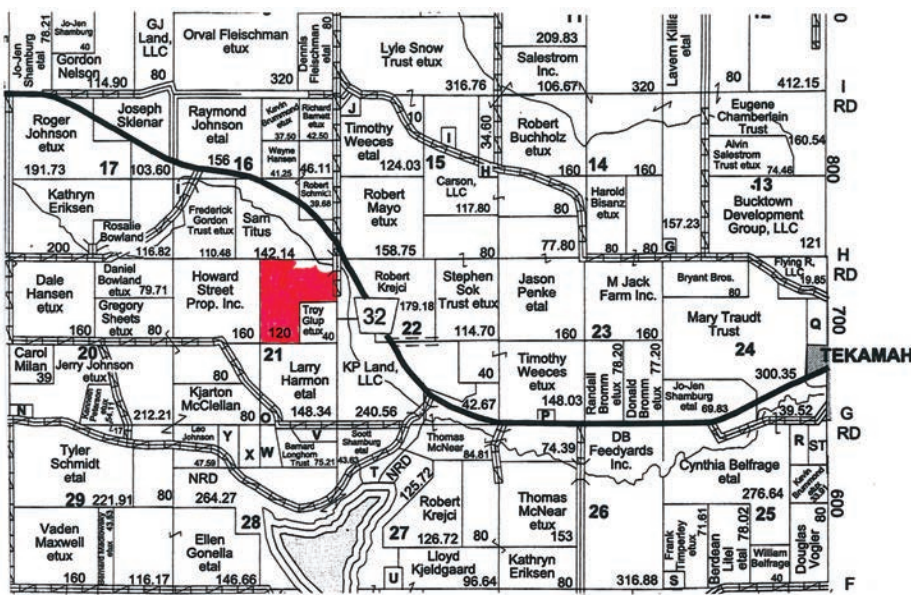
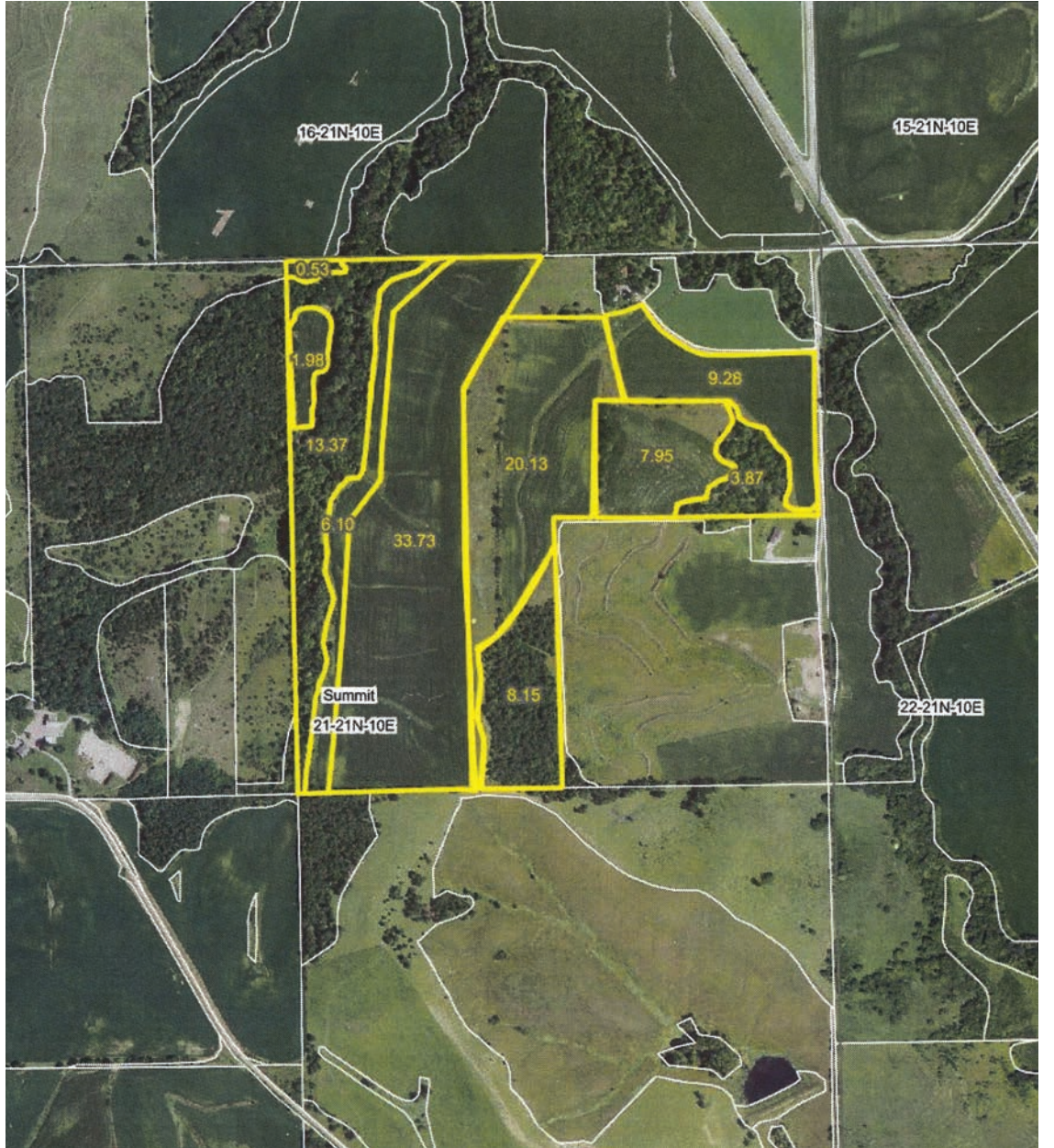
Sale Location: Tekamah City Auditorium, Tekamah, NE

LEGAL DESCRIPTION: N1/2 NE1/4 less tract and the SW1/4 NE1/4 of Section 21-T21N-R10E of the 6th P.M., Burt County, Nebraska.

SUBJECT: An unimproved tract with approximately 70 acres of cropland and ideal deer hunting ground. The farm is rented for the 2019 crop season with the buyer receiving 2019 cash rent when due.

LOCATION: The farm is located approximately 3 miles west of Tekamah on Highway 32, turn left on County Road 29.

2019 REAL ESTATE TAXES: \$4,254.00 (approx.)



SELLER: BROOKS MAYO

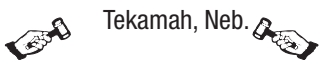
TERMS: The successful bidder will enter into a real estate contract immediately upon conclusion of the auction, with a 10% down payment on the day of the auction. The balance will be due on or before March 1, 2019, with landlord possession until March 1, 2020. Seller's agents shall order an owner's policy or title insurance in the amount of the sale price. The cost of title insurance will be shared equally by the seller and buyer. Sale is not contingent upon buyer's financing. 2018 real estate taxes will be paid by the seller. Title insurance and closing will be handled by Anderson Abstract, Tekamah, Neb. Buyers will be responsible for 2019 taxes.

CONDITIONS: This sale is subject to all easements, covenants and restrictions of record. All property is sold "as is - where is" with no warranties or guarantees expressed or implied by sellers or the auctioneers.

DISCLOSURE ACKNOWLEDGEMENT: It is understood the agents involved in the sale of this property are seller's agents and represent the seller as clients with buyers as customers.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the auctioneer or seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less." Any announcements made auction day by auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the auctioneer. All decisions of the auctioneer are final.

Robertson, Nelson & Schuetze
Real Estate & Auction Service



Tekamah, Neb.

AUCTION

Friday, January 30, 2019

Tekamah, NE

Seller: Brooks Mayo

Contact:

Jan Schuetze, West Point, Neb., 402-380-0563
Bruce Robertson, Tekamah, Neb., 402-374-2545
Clay Nelson, Pender, Neb., 402-922-2678



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