

160 ACRES - WAYNE COUNTY LAND AUCTION

THURSDAY, SEPTEMBER 5, 2024 • 10 A.M.

Sale Location: American Legion Hall Post 252, Winside, Neb.

LEGAL DESCRIPTION

Northwestern Quarter (NW 1/4) Section 21-T25N-R2E,
Wayne, County, Neb.

2023 REAL ESTATE TAXES

\$10,360.28

FSA INFORMATION

Cropland: 141.50 Acres

Corn Base: 105.10, PLC Yield: 135 bu.

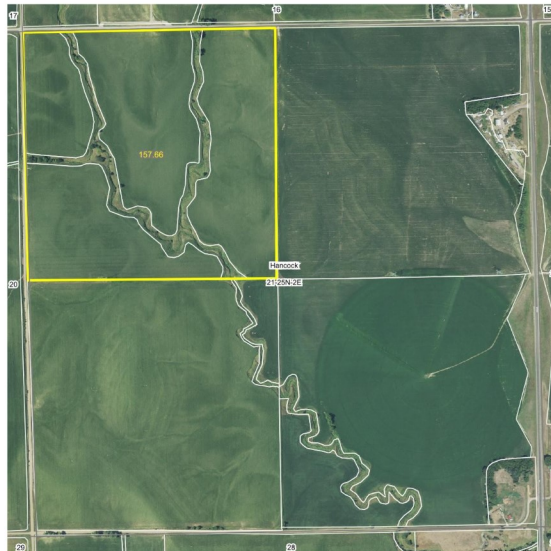
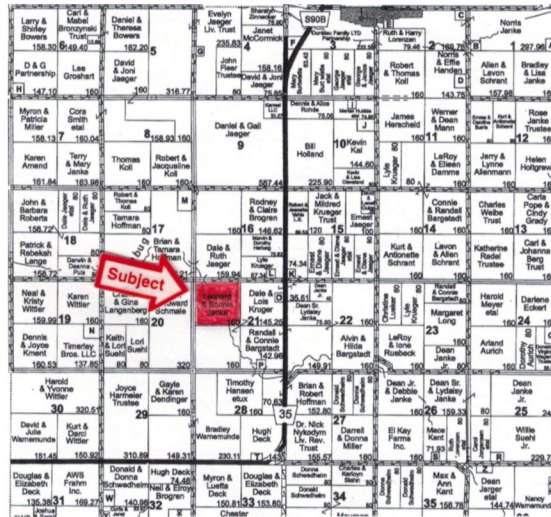
Soybean Base: 36.40, PLC Yield: 47 bu.

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 October 7, 2024. Landlord possession on date of closing subject to tenant's rights until March 1, 2025. Full possession available March 1, 2025. Seller's agents shall order an owner's policy or title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance will be shared equally by the seller and buyer. Sale is not contingent upon buyer's financing. 2024 real estate taxes will be paid by the seller.

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.



SELLERS:

**LEONARD M.D. JANKE & BONNIE J. JANKE REVOCABLE TRUST
HAROLD S. JANKE TTEE & KRISTEN K. KRAUSE TTEE**

Robertson, Nelson & Schuetze
Real Estate & Auction Service
Tekamah, Neb.

LAND AUCTION
Thurs., Sept. 5
Winside, Neb.

Seller: Leonard M.D. Janke & Bonnie J. Janke
Revocable Trust
Harold S. Janke TTEE & Kristen K. Krause TTEE

PLEASE POST



Contact:

Jan Schuetze, West Point, Neb., 402-380-0563
Bruce Robertson, Tekamah, Neb., 402-374-2545

**Robertson, Nelson & Schuetze
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402-374-2545

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