

# 150 Acres +/- Pierce County Land LAND AUCTION

**December 14, 2017, at 1:30 p.m.  
at the Pierce County Fairgrounds Pavillion**

**LAND LOCATION: 4 miles east of Hadar on 847 Rd., then 2½ miles north on 558 Ave.**

**GENERAL DESCRIPTION:** A well-balanced farm with 80 acres in alfalfa and 70 acres pasture (which could be converted to crop land). Soil type is Sandy Loam.

**LEGAL DESCRIPTION:** NE¼ of Sec. 13, Twp. 25 N, Rg. 1W, Pierce County, NE

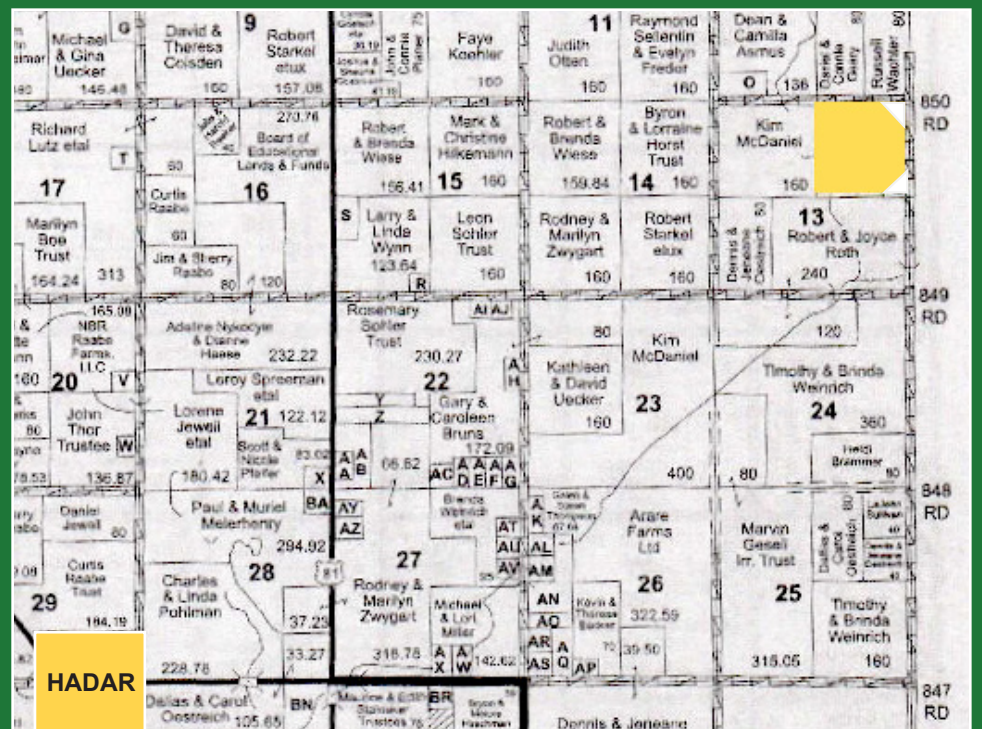
**2016 TAXES:** \$4,715.70

**TERMS:** Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before January 12, 2018, the date of closing. Buyer will receive possession of the property on the closing date. All personal property will be removed by March 1, 2018.

Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing; all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions. The property is sold subject to existing easements, restrictions, or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is subject to seller confirmation; however, it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers as sellers' agents.

Please Note: A "Farm Data Report" is available that details pertinent information pertaining to the subject farm such as farm location, complete legal description(s), FSA information, soil map(s), equipment & improvements included (if any), real estate tax information, irrigation well information (if any), etc. These reports are available by Homestead Land & Management Company, Inc., at 402-358-5100.



**Tim & Kelly Schwede, Owners**

**Joe Aschoff, Listing Agent/  
Auctioneer, 402-360-4435**

**Dan Rohrer, Broker, 402-841-1360**

**www.HomesteadLandCompany.com**