

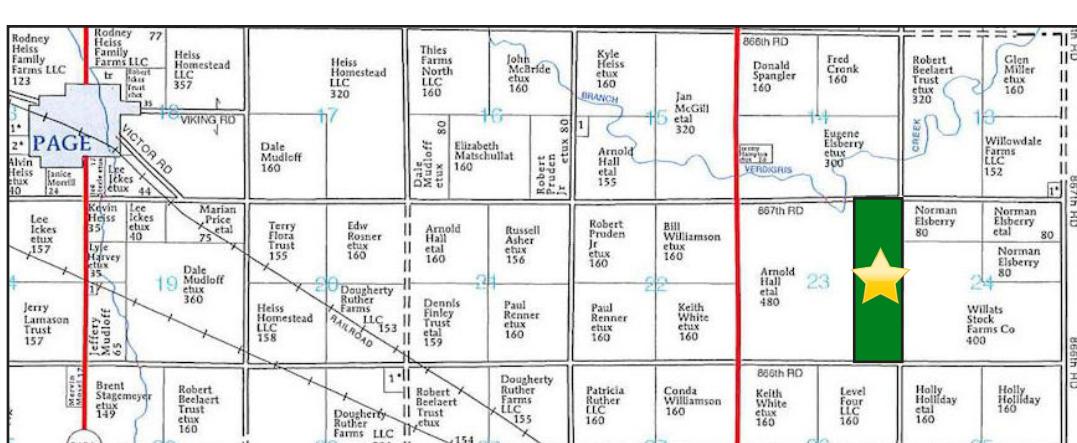
LAND AUCTION

160 Acres +/- Holt County Pasture

January 9, 2020 – 1:00 p.m.

Location of Auction: Central Valley Ag Meeting Room,
86288 516th Ave., Royal, Nebraska (Along Hwy. 20)

LOCATION OF LAND: 4 miles west of Orchard on Hwy. 20 to 509 Ave., then 3 miles north to 866 Road.



GENERAL INFORMATION: This pasture has a well with working windmill, stock tanks and a dam with abundant water supply. Cross fencing and a maintained border fence. All native grass and brome grasses. 35 to 40 pair carrying capacity with hardwood trees for shade. This is a very well maintained pasture.

2019 TAXES: \$2,134.20 (\$13.34/acre)

LEGAL DESCRIPTION: The E½ NE ¼ and the E½ SE ¼ of Section 23, Township 28 North, Range 9 West of the 6th P.M., Holt County, Nebraska. Containing 160 acres +/-.

TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before February 6, 2020, the date of closing. Buyer will receive possession of the property on the closing date.

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 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.

The property will be sold to the highest 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.



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View photos and listing online at www.HomesteadLandCompany.com.