

Nebraska ★



Howard County, Nebraska

LAND AUCTION

723 ± ACRES

offered in 5 tracts

RC-377 LLC #20110270, #20080063



PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606



AUGUST 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

800.451.2709

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SCHRADER Real Estate and Auction Company, Inc.
in cooperation with
GUSHMAN & WAKEFIELD
LUND COMPANY

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ONLINE BIDDING AVAILABLE

Wednesday, August 31 • 10am
held at St Paul Legion Hall

LAND AUCTION

723 ± ACRES

Nebraska ★

180± acres Certified Irrigated Farmland
489± acres Rolling Pasture w/Sparse, Moderate & Dense Tree Coverage
Home w/Garage and Several Outbuildings
Deer & Turkey Hunting

Howard County, Nebraska

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Howard County, Nebraska

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m³ In the Schrader Method of Auction, You May Bid on Any Tract, Any Combination of Tracts, or the Entire Property. Put Together the Combination that Best Fits Your Needs.

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CUSHMAN & WAKEFIELD

LUND COMPANY

Nebraska

Wednesday, August 31 • 10am

held at St Paul Legion Hall



Howard County, Nebraska

LAND AUCTION

723[±] ACRES

offered in 5 tracts



← -- AUCTION LOCATION:

St Paul Legion Hall, 804 Howard Ave., St Paul, NE 68873

The farm is approx. 1/2 a mile north of St Paul

DRIVING DIRECTION: From St Paul at the intersection of Hwy. 281 and Hwy. 92 drive north 1 mile to 14th Ave, then drive west 1/2 mile to Inman Rd, then drive north 1/2 mile to the SE corner of Tract 4.



TRACT DESCRIPTIONS:

TRACT 1: 259± acres of which 187.43± are tillable per FSA with the balance in pasture. There are 180.09± certified irrigated acres (per Lower Loup NRD) of which 90.69± acres are ground water and 89.4± acres canal water from the Farwell Irrigation District. The ground water supplies two (2) Zimmatic 410 center pivots. One (1) pivot is a 4 tower and other a 5 tower machine. The power unit is a John Deere 4 cylinder turbo diesel. The canal water acres are flood irrigated. Predominate tillable soils are Class I, II and III. The pasture has sparse to moderate tree cover with one pond. Tract 1 offers good deer and turkey hunting.

TRACT 2: 367± acres of rolling pasture. Predominate soils are Valentine and Thurman. This tract has good perimeter fencing.

TRACT 3: 51± acres of rolling pasture. The pasture has moderate to dense tree cover. Predominate soils are Valentine, Simeon and Thurman. Tract 3 offers good deer and turkey hunting.

TRACT 4: 20± acres acreage. Included is an older two bedroom, one bath, 1-story 1,388 sq ft house with attached 2 stall garage, detached 1 stall garage, pole shed, barn and various other buildings.

TRACT 5: 26± acres with 21.77± acres of dry farmland per FSA. Predominate soils are Ortello and Thurman.



Tract 1



Tract 2



Tract 3



Tract 1



Tract 2



Tract 1



Tract 4



Tract 1



Tract 5

INSPECTION DATES Wed., August 17 • 10am to Noon
Tues., August 30 • 4 to 6pm
Meet an agent on Tract 4



TERMS AND CONDITIONS

PROCEDURE: Tracts 1 through 5 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 3% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into

purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller. **DEED:** Seller shall provide Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of the owners title insurance policy shall be shared equally (50:50) between Seller and Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the property shall be given at closing, subject to tenant's rights.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller is not reserving any mineral rights, however, no representation or warranty is made as to the extent Sellers owns any minerals.

SURVEY: The Seller shall order new survey where there is no existing legal

description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Successful bidder shall each pay the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All

sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

SELLER: Becker Estate

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