

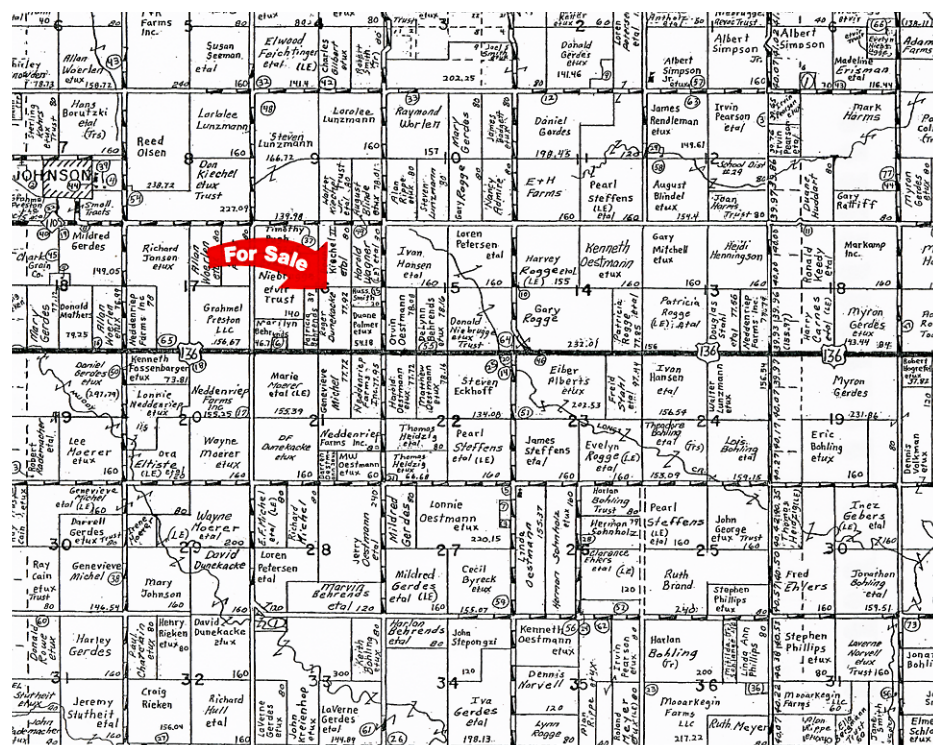
# 77.92-Acres Nemaha County

# Land Auction

1:30 P.M.

## Thursday, December 9, 2010

American Legion Community Room, Johnson, Nebraska



**LOCATION:** 6¼ miles west of Auburn on Hwy. 136 or 1 mile south of Johnson on Hwy. 105 and 2½ miles east on Hwy. 136.

**LEGAL DESCRIPTION:** Part West Half of the Southeast Quarter of Section 16, Township 5 North, Range 13 East of the 6th P.M., Nemaha County, Nebraska.

**SIZE:** 77.92 acres +/-  
(According to County Assessor)

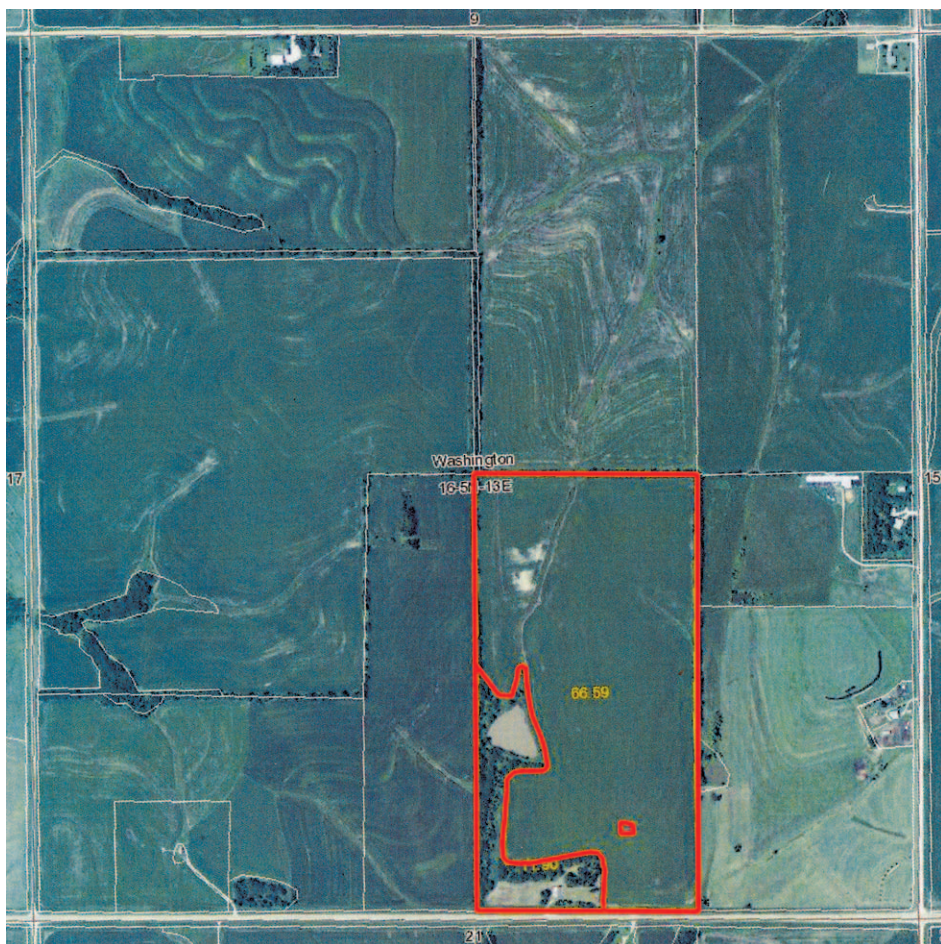
**PROPERTY DESCRIPTION:** The farm is undulating to rolling mostly Wymore silty clay loam 2-6%, Wymore silty clay 3-6% and Nodaway-Colo silt loams, occasionally flooded. Soil rating for plant growth SRPG is 71.9. There are 66.6 acres of terraced cropland according to Farm Service Agency. The remaining acres are tree covered grassland with pond, large barn and outbuildings.

Base Acres	Yield
23.2 Corn	73 Bu & 73 CC Bu
20.1 Soybean	28 Bu & 28 CC Bu
6.6 Wheat	34 Bu & 34 CC Bu
13.6 Grain Sorghum	71 Bu & 71 CC Bu

**POSSESSION:** Full possession received on March 1, 2011.

**REAL ESTATE TAXES FOR 2009:** \$1,665.04

**SALE TERMS:** 20% down day of auction and the balance payable in certified funds on or before **December 22, 2010**, the date of closing. Buyer will receive landlord's possession **at closing and full possession on March 1, 2011**. Owner's policy of title insurance and escrow closing 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 has been compiled from sources deemed reliable, but United Farm & Ranch Management, Inc., its agents nor the owner make any guarantee as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and rely on their own conclusions. The land is sold subject to existing easements, restrictions, or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer. No survey will be prepared. The farm sells as 77.92 acres times the per acre bid price.



**Roger Dunekacke, Owner**

**CONTACT:**

Rod D. Johnson, Agent for the Seller,  
402-371-0065 or  
Brian Poppe, 402-245-5808

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