

# ABSOLUTE LAND AUCTION

## 351.5+/- ACRES

THURSDAY, NOV 1, 2018 • SALE TIME 10AM  
FALLS CITY ELKS LODGE • 1417 STONE STREET • FALLS CITY, NE

SELLER, FERN I. SCHAWANG ESTATE



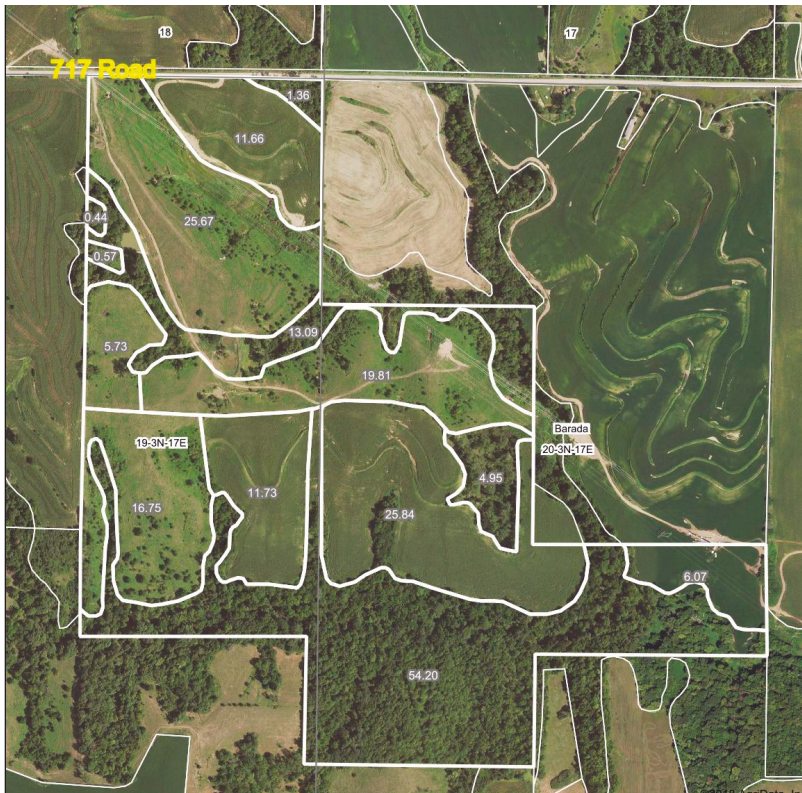
### TRACT I

**ACREAGE** 160 M/L - 69.36 Cropland - 85.94 Pasture

**TAXES** 2017 Taxes \$5,775.86

**LEGAL DESCRIPTION** SW/4 Section 18-T3N, R17E 160 acres M/L  
Richardson County, Nebraska

**ARC-CO PROGRAM** Corn Base 22.1 acres, 135 yield  
Soybean Base 16.7 acres, 39 yield



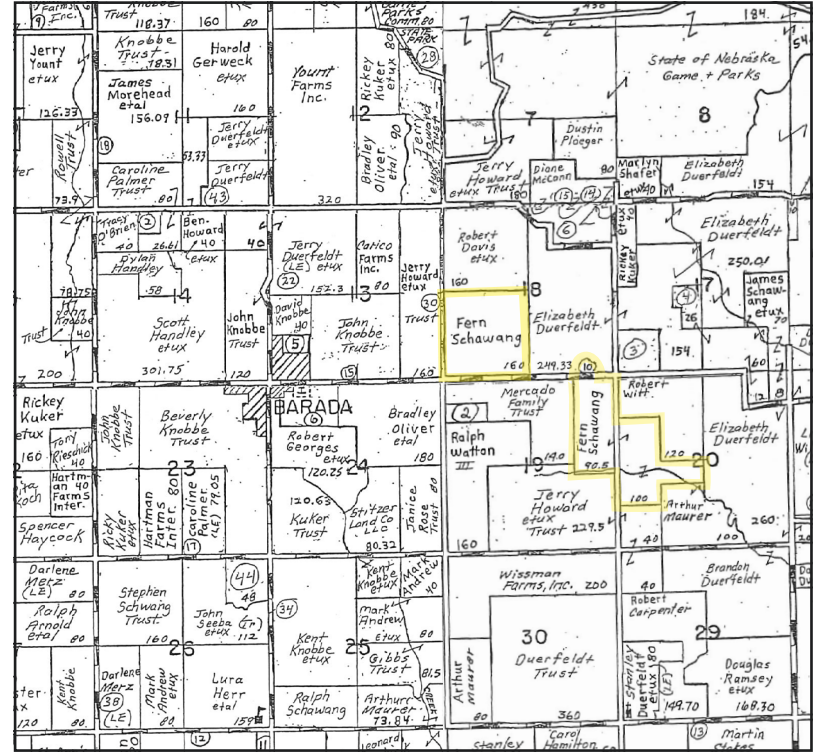
### TRACT II

**ACREAGE** 191.5 - 55.3 Cropland - 67.96 Pasture - 66 M/L Timber

**TAXES** 2017 Taxes \$4,763.10

**LEGAL DESCRIPTION** Pt of SE corner SE/4 SE/4 Section 18 (1 acre) M/L  
E/2 NE/4; N 10.5 acres E/2 SE/4 (90.5A) M/L Section 19 NW/4 SW/4 and  
SW/4 NW/4 and N/2 NE/4 SW/4 Section 20 (100 A) M/L All in T 3N,  
R17E Richardson County, Nebraska

**ARC-CO PROGRAM** Corn Base 24.6 acres, 135 yield  
Soybean Base 25.7 acres, 39 yield



### DIRECTIONS

**From North Edge of Falls City:**

4.5 miles north on Hwy 73 to 712 Road. Turn right on 712 Road. Go .5 mile to 652 Avenue, turn left. Go 5 miles north to 717 Road, turn right. Go 2 miles east to 654 Avenue, (SW corner of Tract I) Go .75 mile east to NW corner of Tract II.

**From Shubert:**

Intersection of Hwy 67 and Hwy 62. Go east on 718 Road for 4 miles to 652 Avenue, turn right on 652, then 1 mile south to 717 road. Turn left on 717 Road. Go 2 miles east to 654 Avenue, (SW corner of Tract I) Go .75 mile east to NW corner of Tract II.

### TERMS

A 15% non-refundable earnest deposit is required the day of the sale. The balance will be due at closing on December 14, 2018. A cashier's check, money order, or wired funds will be required at closing. All mineral rights owned by the seller will be conveyed to the buyer. The sale is subject to all easements, covenants, and restrictions of record. **Sale Order:** The farms will be offered for sale as Tract I and Tract II. These Tracts will then be offered in combination and sold as Tract III. The farm will be sold to the highest bidder. **Possession:** The tenants have possession until December 14, 2018. The tenants will remove metal panels from around the house on Tract I and the corral on Tract II. The 2018 Real Estate Taxes will be paid by the seller. The 2019 and subsequent taxes will be paid by the buyer. The seller will provide an owner's title insurance policy on the property. The cost of the owner's policy will be split equally between the buyer and seller. The buyer is responsible for all loan policies. The information provided was obtained from reliable sources but the accuracy of the information is not guaranteed. All interested parties are encouraged to inspect the condition of the property and rely on their own information. Please call Brian or Sherri before driving on either tract. The tenants have cattle grazing the pasture. Announcements the day of the sale take precedence over printed information. Poppe Realty & Mgmt. LLC is the agent for the seller.

# POPPE REALTY & MGMT. LLC

landsofamerica.com/popperealty

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