

# LAND AUCTION

## 320 ACRES +/- SUMMIT S TWP., BURT COUNTY, NEBRASKA

**Saturday, August 20, 2011 ~ 10:30 A.M.**

**Auction Site: City Auditorium, 1315 K Street,  
Tekamah, Nebraska**

**PROPERTY LOCATION:** Directions: From the junction of Highway 32 and Highway 75 in Tekamah, drive south 4.5 miles, turn right on "C" Road and drive 2.5 miles. This will place you at the SE corner of the property. Watch for sign.

**COMMENT:** This is an excellent hill farm with high productivity. Located a short distance away from Highway 75 with access to multiple grain markets. This land will catch the attention of farmers looking to buy land to add to their present day farming operations or maybe even investors looking for a nice return along with an added bonus. **Deer & Turkey Hunting!**

**LEGAL DESCRIPTION:** S1/2 of Sec 10 T20N R10E 320 Acres Burt County, Nebraska

**TRACT DESCRIPTIONS:** 320± ac. per legal description with approximately 260± acres tillable. **NOTE:** Some of the following information is estimated because subject tract has previously been combined with other land. After this sale recalculations will have to take place. **FSA INFORMATION** (Farm No. 4734 Tract No. 1720 & 1721 Sec 10 Summit "S"): Farmland - 320, Cropland - 259.64, Corn Base - 130, DP & CC Yield - 87/87 bushels/acre, Soybean Base - 85, DP & CC Yield - 27/27 bushels/acre. Soils: primarily Judson silty clay loam, Ida silt loam, Burchard clay loam and Monona silt loam. CRP: 22.7 acres contracted until 9-30-2012; payment \$1,930.

**ANNUAL GROSS TAXES:** \$9,801.84

**AUCTION TERMS AND CONDITIONS:** The sale price will be determined by taking 320 acres times the final price bid per acre. 10% down payment on auction day with a closing occurring on or about December 28th, 2011. Date to be determined by Sellers in accordance with the specific terms of the Agreement to Purchase. Taxes will be done in the normal method and the Title Insurance will be split 50/50 between Buyers & Seller. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed and are capable of paying cash at closing. Possession and full farming rights shall be given March 1st, 2012. The closing will be handled by Anderson and Anderson - 234 S 13th, Tekamah, NE 68061, Ph: 402-374-1476, E-mail: bandknelson@hunte.net.

**PROCEDURE:** The property will be offered in 1 individual tract. There will be open bidding as determined by the auctioneers.

**ACCEPTANCE OF BID PRICES:** The successful bidders will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EASEMENTS AND LEASES:** Sale of said property is subject to any and all easements of record and any and all leases.

**MINERAL RIGHTS:** The sale of the property shall include all mineral rights owned by the Sellers, if any.

**AGENCY:** McCall Auctions & Real Estate and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. STATEMENT, PROMISES, OR INDUCEMENTS MADE AT THE AUCTION THAT ARE NOT CONTAINED IN THE WRITTEN AGREEMENT TO PURCHASE SHALL NOT BE VALID AND BINDING.** The properties are being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the sellers or the auctioneers. 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 advertising is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneers. The sellers and auction company 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 auctioneers and sellers at the auction are final.

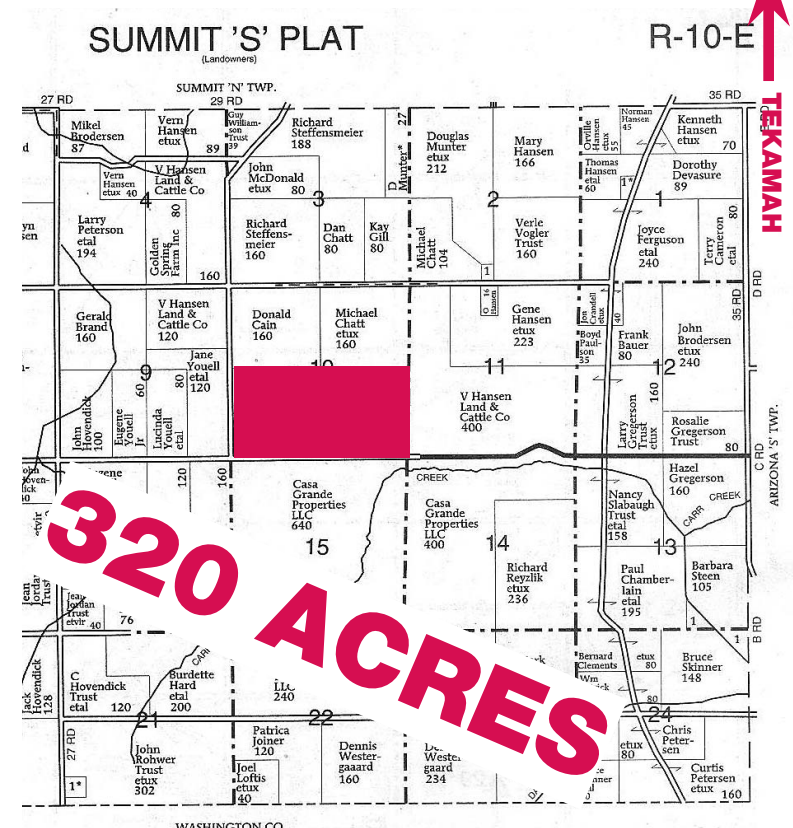
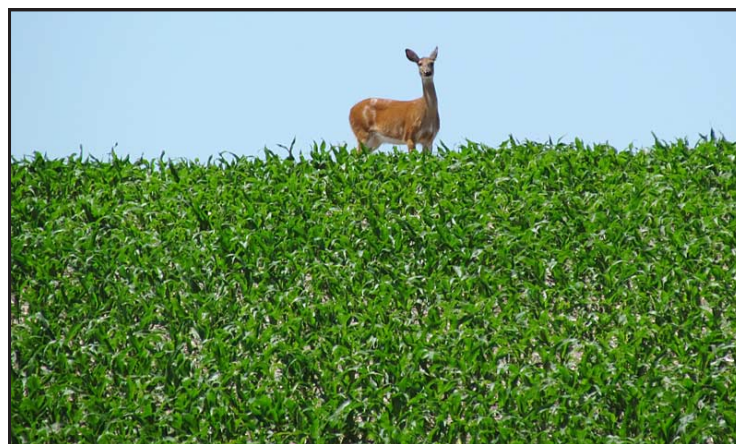
**AUCTION COMPANY OR OWNERS NOT RESPONSIBLE FOR ACCIDENTS.**

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

**NOTE:** Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from McCall Auctions & Real Estate.

Contact Russ McCall For Further Information Ph: 712-423-1901

- **Productive Tillable Farmland**
- **1031 Exchange Opportunity**
- **Nearby Grain Markets**
- **Abundance of Wildlife**



# FRANK R. KREJCI

## REVOCABLE TRUST - SELLER

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Photos and Maps Log Onto:  
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