

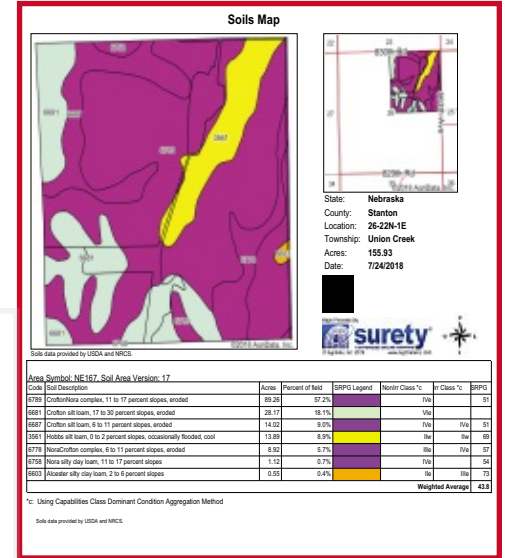
STANTON COUNTY

160 FARMLAND ACRES OFFERED AT

PUBLIC AUCTION

AUCTION DATE
Tues. November 13, 2018
1:00 P.M.

AUCTION LOCATION:
VFW Club
1106 Veteran's Ave. Stanton, NE



LEGAL DESCRIPTION: 160+/- Acres in NE1/4 26-22N-1E
 Stanton County, NE

LAND LOCATION: Go 6 miles south of Stanton, NE & 3 miles west.
 Property is located at the Intersection of 830 Rd. and 563rd Ave. Signs are on the property.

PROPERTY DESCRIPTION: 142 Acres of dry Cropland with rolling, silty, clay loam soil. Tract does not contain a wetland.

2018 REAL ESTATE TAXES: Stanton Co. \$7,970.06. (2017 Taxes) Seller pays 2018 and prior years taxes.

STANTON CO. FSA INFORMATION: 154.78 Farmland Acres,
 142.33 Effective DCP Cropland Acres, 141.8 Corn Base Acres,
 101 Corn PLC Yield.

Anna Houdek Testamentary Trust
Richard L. Houdek, Trustee

Thomas M. Maul - Jarecki Maul PC, LLO, Trust Attorney

CLOSING: Within 30 days from date of auction. Date to be agreed between Buyer and Seller.

TERMS: CASH, \$100,000.00 non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Buyer obtains full possession March 1, 2019 unless otherwise agreed with tenant.

SURVEY: If survey is required it will be at the expense of the Buyer.

NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is'. Each bidder is responsible for their own inspections and inquiries of the property. Announcements on sale day take precedence over earlier announcements, verbal or written. Not responsible for accidents.

****View our website at www.bussauction.com for additional information**

FOR DETAILS OR FOR VIEWING THE PROPERTY CONTACT:

BUSS REALTY & AUCTION, LLC
1470-25TH AVENUE - COLUMBUS, NE

Office Phone: 402-564-7915

CONTACT:

Dave Luckey; Real Estate Broker, Appraiser 402-562-0922

Brad Luchsinger; Auctioneer, Salesperson 402-910-8619

August Runge; Salesperson 402-276-1265

