

FOR SALE

133 Acres +/- of Platte County, Nebraska Land

OWNER: KEVIN & DEB SAALFELD & ELNA SAALFELD

LIST PRICE: \$5,950.00 PER ACRE

LOCATION: Five miles N/W of Columbus, NE

PROPERTY DESCRIPTION: 133 Acres +/- in the NE¼ of Section 25, Township 18 North, Range 1 West of the 6th P.M., Platte County, NE. The following is excluded from the quarter of land. App. 4.25 Acres in SW corner, 19.72 Acre Pasture in NE corner & Acreage in SE corner.

PERSONAL PROPERTY: Pivot, bridges, well & fences, motor, fuel tank & gear head.

EASEMENT OF RECORD: W/ Loup Power for culvert, bridge & road.

Cash Rent: Seller is taking all cash rent for 2010 and will pay real estate taxes for that year.

Possession: On or before January 1, 2011 or sooner.

TERMS: CASH. Down Payment at time of signing Purchase Agreement. Balance due at Closing. The cost of Title Insurance and the Escrow Closing cost will be shared 50/50 between Seller and Buyer.

INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED

**BUSS AUCTION & REALTY CO. - 1611-23RD ST. COLUMBUS, NE
PHONE: 402-564-7915 CARYLYN E. RUNGE, R.E. BROKER
SALESMAN: BRAD LUCHSINGER - 910-8619**