

FILLMORE COUNTY REAL ESTATE AUCTION

NOVEMBER 2018						
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4	5	6	7	8	9	10
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18	19	20	21	22	23	24
25	26	27	28	29	30	

80-ACRES PIVOT IRRIGATED FARMGROUND FRIDAY, NOVEMBER 30, 2018 • 10:00 A.M.

**Auction site: American Legion Hall
Exeter, NE**

Underwood Realty & Auctions has been commissioned by the owners to sell at public auction the following legally described Fillmore County Real Estate.

Legal Description: South One-Half (S ½) of the Northeast Quarter (NE ¼) Section Twenty Three (23) Township Seven (7) North, Range Two (2) West of the 6th Prime Meridian, Fillmore County Nebraska.

Farm Location: One and one-half miles South of Burress, Nebraska.

Acres: An improved, pivot irrigated 80-acre tract.

Irrigation: An 8" well dated 6-22-05, dug to a depth of 263 ft. and test pumped on 1200 gpm.

Buried main line runs from the well to the corners to supply water for 2-corner systems. All systems and components above ground are to be retained by the sellers.

Taxes: 2017, \$4,536.82.

Bases & Yields: Corn base 22.2 acres with 188-bushel yield; soybean base 7.4 with 59-bushel yield.

Possession: immediate upon closing.

Terms & Conditions: 10% earnest deposit day of auction required from successful buyer. Title insurance cost to be split between buyer and seller. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed.

Closing within thirty days (30) of auction unless buyer and sellers agree differently. Full possession upon closing.

Sellers will pay 2017 real estate taxes and all previous years. 2018 and subsequent taxes are the sole responsibility of the buyer.

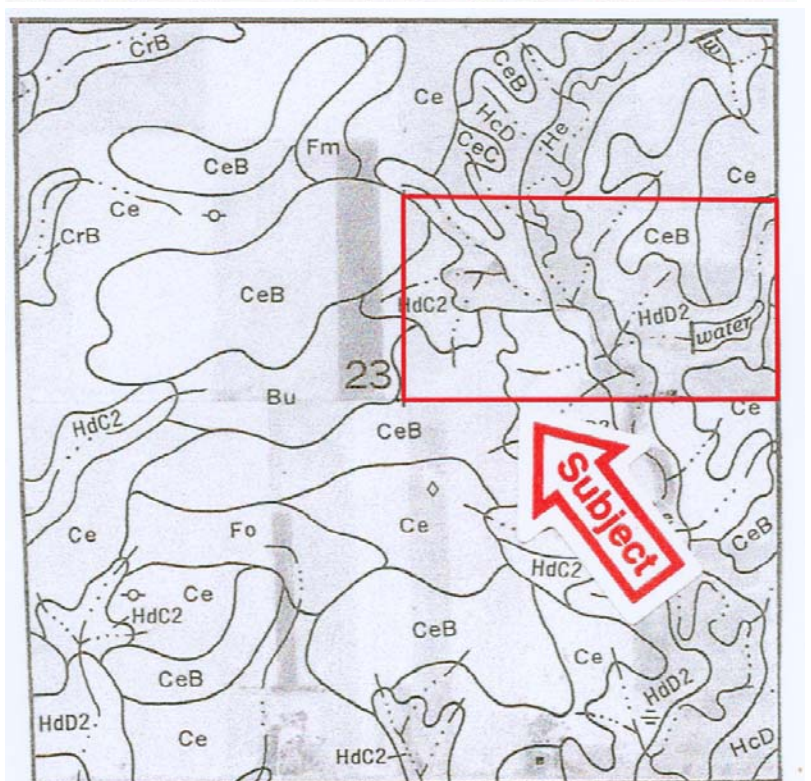
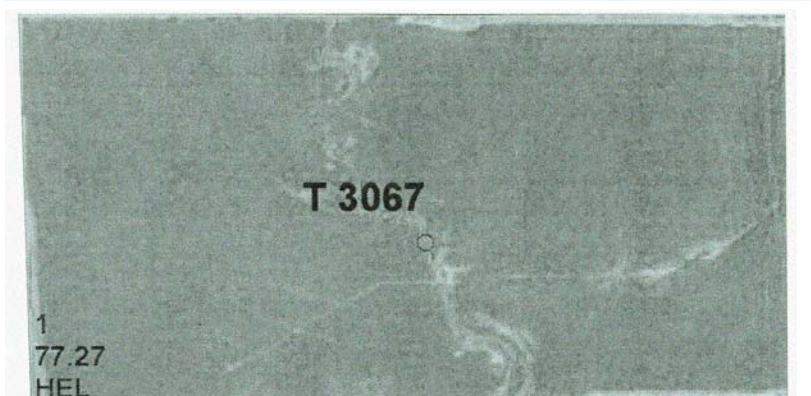
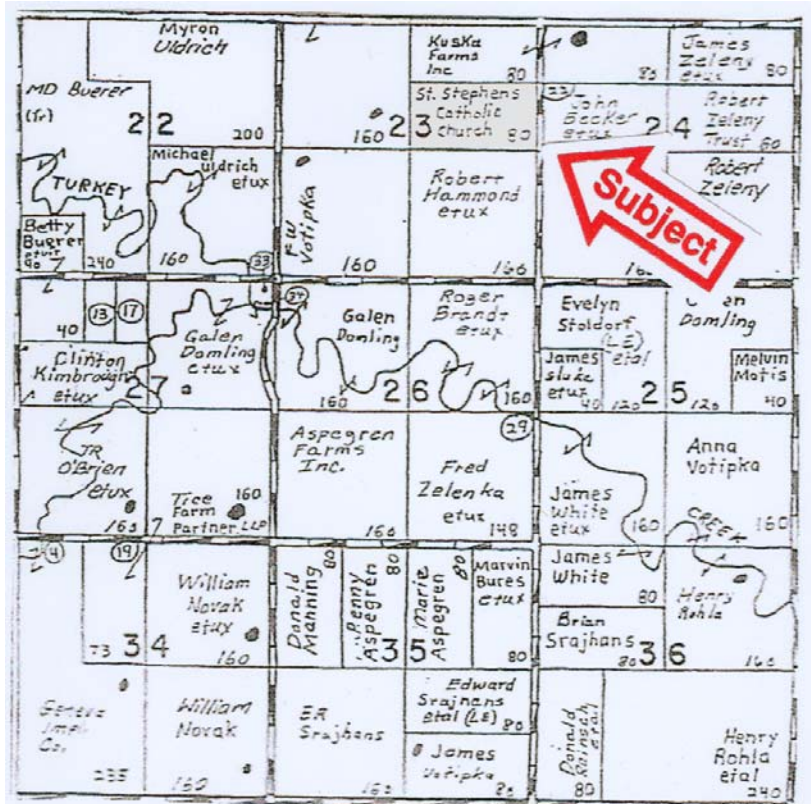
The sale of this property is not contingent upon the ability of the purchaser to secure financing. Please consult your loan agency prior to auction.

Final bid subject to the confirmation of the owners.

Underwood Realty & Auctions is acting as seller's limited agent and as such is solely representing the sellers in this transaction.

By bidding on this property bidders acknowledge and agree to the above listed terms and conditions.

Any announcements day of auction shall take precedence over any printed material.



**SELLING FOR: JOHN POSPISIL, BONNIE GALUSHA,
MARK & BETH CRAWFORD, OWNERS**

For further information concerning this farm contact:

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Linda Underwood Agent/Auctioneer • Bob Mueller, Agent/Auctioneer