

Public Land Auction

96 acres in Lancaster Co, NE

1:30 pm

1:30 pm

Wednesday, February 15, 2012

Denton Community Building

7115 Lancaster St. Denton, NE

Approximately 6 miles West of Hwy. 77 & W Denton Rd. (SW of Lincoln)

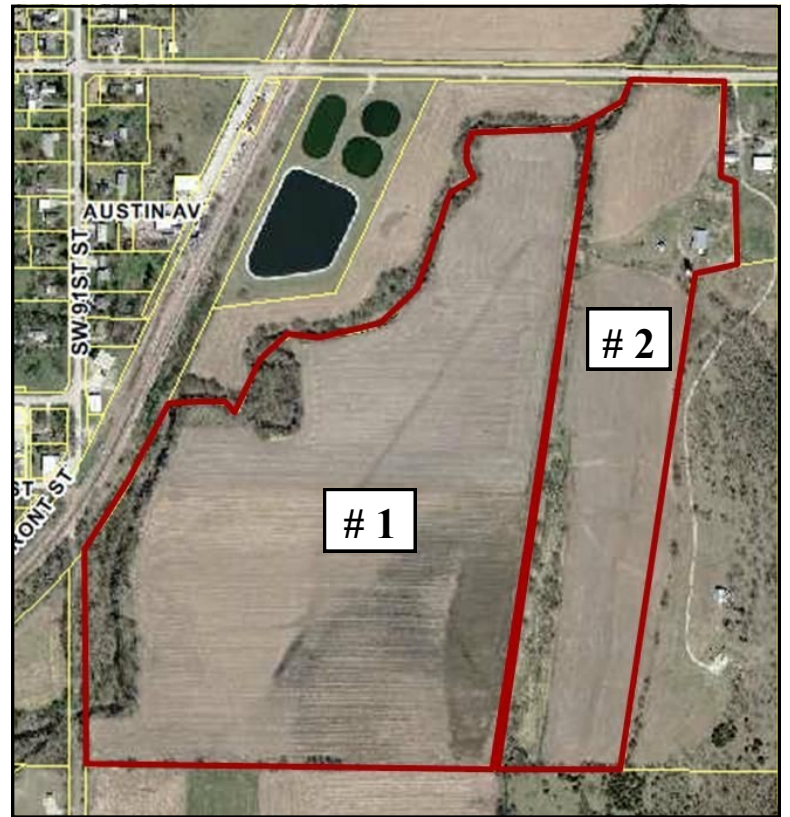
Tract 1

Legal Description: Lots 9, 170 & 171, Section 22, Township 9North, Range 5East, Lancaster Co., NE (66.25 acres +/-)

Directions from east edge of Denton, NE: 1/4 mile east on W Denton Rd.

General Description: This 66 acre tract has approximately 60 acres of bottom ground. The soil type is Kennebec, one of the highest producing soils in the area.

2011 Taxes: \$2,048.64 **Major Soil Type:** Kennebec



Crop	Base	Yield
Wheat	7	33
Corn	35.8	72
Sorghum	10.9	70
Soybeans	25.9	32
* FSA has both tracts combined		

Tract 2

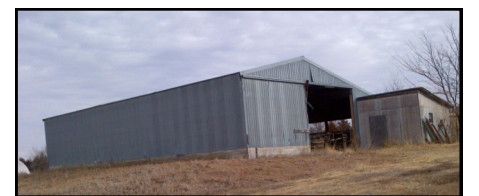
Excellent Acreage or Development Site

Legal Description: Lot 167 Section 22, Township 9North, Range 5East, Lancaster Co., NE (29.77 acres +/-)

Directions from east edge of Denton, NE: 3/8 mile east on W Denton Rd.

General Description: This secluded yet very accessible property is in close proximity to Lincoln, Nebraska & is located in the Crete school district. It would make an excellent building site. For the horse or 4-H enthusiast, there is a 64'x48' shed with stalls already in place. If you are looking for a place to play or build a home outside of the city, take a look at this 29 acre tract!

2011 Taxes: \$865.14 **Soil Types:** Kennebec & Shelby



Terms & Conditions

Terms: 20% down day of sale when signing the purchase agreement immediately following the auction. The balance is to be paid on or before **March 15, 2012**. Seller agrees to convey to buyer by warranty deed with title insurance free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. The cost of the title insurance will be divided equally between buyer and seller. If a loan policy is required it is the responsibility of the buyer. Property will be sold to the highest bidder subject to seller's confirmation. **Possession:** Possession will be given upon final settlement. **Taxes:** All real estate taxes levied on the property described above and payable for the year 2011 and all prior years will be paid by the seller. All real estate taxes levied on the property described above and payable for the year 2012 and all subsequent years shall be paid by the buyer. **Agency Disclosure:** Speckmann Realty and Auction Service, Inc. will be acting as the seller's agent. **Conditions:** All acreages are based on government measurements and are considered approximate. All statements, representations and information are from reliable sources and are believed to be correct; however, the sellers and Speckmann Realty and Auction Service, Inc. make no warranties, either expressed or implied. Buyers should verify details and view the property prior to the auction. Announcements made at the auction take precedence over printed material.

D. Bergmeyer

Broker/Auctioneer: Randy L. Speckmann,
(402) 335-2659

Sale Day: (402) 239-8287

440 N 12th St. Ste. D Tecumseh, NE

Clerks: Speckmann Realty & Auction Service



speckmannrealtyandauction.com