

Public Land Auction

133 acres in Johnson Co., NE

1 pm

1 pm

Friday, February 17, 2012

Tecumseh Community Building

355 Clay St. Tecumseh, Neb.

Legal Description: SE 1/4, except a 26.35 acre tract in the SE corner, Section 12, Township 4N, Range 10E, Johnson Co., Neb, (133.65 acres +/-)

Directions from west edge of Tecumseh, NE: 2 miles west on Hwy. 136 to 618 Ave & 2 1/2 miles south to the NE corner of the farm

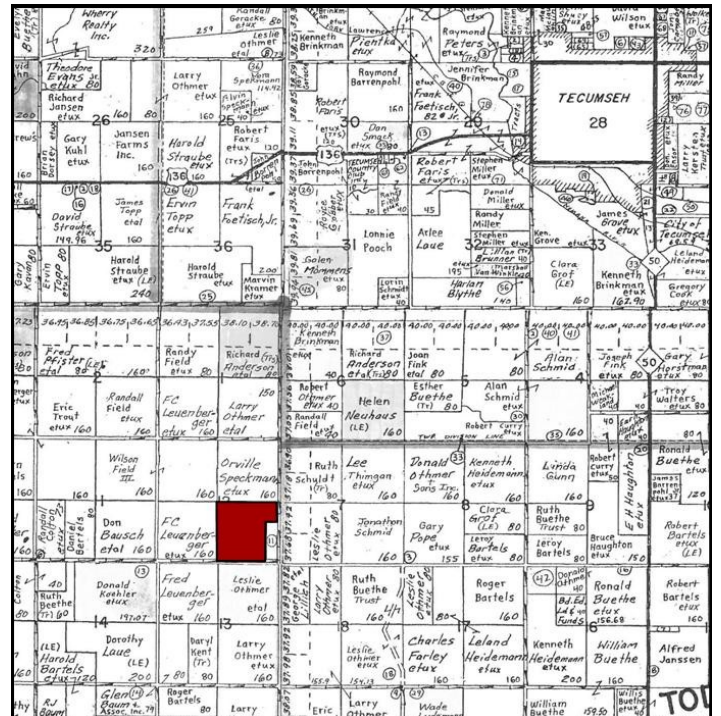
General Description: This gently rolling farm has 107 acres of CRP (expires this September) & 15 acres currently in wheat. Well-maintained terraces & grass waterways are already in place. There are also several ponds on the farm. A high ratio of tillable to deeded acres makes this farm an excellent addition to any farming or livestock operation.

CRP Contract: expires 9-30-12, 107 acres, \$67.53/acre,

2011 Taxes: \$2,221.52

Soil Types: Wymore & Pawnee

Crop	Base	Yield
Wheat	2	32
Corn	0.8	68
Sorghum	4.7	69
Soybeans	0.2	29



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 19, 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. **Wheat Crop:** Current wheat crop shall be retained by seller. **Possession:** Possession will be given upon final settlement subject to harvest of wheat crop. **CRP Payment:** The 2012 CRP payment will be prorated to date of 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 shall be prorated to date of final settlement. All real estate taxes levied on the property described above and payable for the year 2013 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.

Jon & Joan Fink

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

Agent: Jeff Fink, (402) 239-5748

Sale Day: (402) 239-8287

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

Clerks: Speckmann Realty & Auction Service



speckmannrealtyandauction.com