

160.94 ACRES CROPLAND & PASTURE

ABSOLUTE AUCTION

Thursday, March 31, 10:00 AM

Wilcox, Nebraska

Auction to be held in the Lions Hall in downtown Wilcox

Adam Trust

Fred & Marian Adam, Trustees



LAND LOCATION: From Wilcox, 10 1/2 miles south on 21 Rd.

LEGAL DESCRIPTION: Southeast Quarter of Section 19, Township 3 North, Range 16 West of the 6th P.M., Franklin County, Nebraska

ABOUT THE LAND: 160.94 Acres, more or less, according to Franklin County Assessor's records. Consisting of 31 acres of non-irrigated cropland, the remainder hay land and pasture. Water for livestock is provided by a windmill well with cistern and a dam. Includes a catch pen next to the road. Buyer shall receive 100% of the growing wheat on 13.8 acres.

2015 TAXES: \$2,064.94

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement. An additional 30% due upon closing by April 21, 2016. The remaining 50% shall be carried by the sellers on a promissory note secured by a first position deed of trust. The final 50% payment plus 4% interest shall be due to the sellers on January 12, 2017.

POSSESSION: Possession given date of closing.

TAXES: 2015 and prior years taxes paid by sellers. The 2016 taxes shall be the responsibility of the purchaser.

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

MINERAL RIGHTS: The sellers will convey all the mineral rights they own, if any.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf must be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

PROPERTY CONDITION: The property and improvements are selling in "as is" condition – no warranties expressed or implied.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the sellers.

Maps shown are for illustration purposes only and are not intended to represent actual property lines.

Acreage figures and data have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.

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CONDUCTED BY

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