

# 160 ACRES PASTURELAND

## ABSOLUTE AUCTION

Thursday, May 19, 10:00 AM  
Elm Creek, Nebraska

Auction to be held in the Elm Creek Village Center - north of Highway 30 in west Elm Creek

# Evelyn Noland, owner

Mike Stork, Power of Attorney



**LAND LOCATION:** From Odessa, 5 miles north on Odessa Rd. and 2 miles west on 100 Rd. From Elm Creek, 3 1/2 miles east on Highway 30 and 4 miles north on Dunbar Rd.

**LEGAL DESCRIPTION:** Northeast Quarter of Section 7, Township 9 North, Range 17 West of the 6th P.M., Buffalo County, Nebraska

**ABOUT THE LAND:** 160 Acres, more or less, according to Buffalo County Assessor's records. Well located pastureland with all-weather roads on two roads. Water for livestock is provided by an electric well and a dam.

**2015 TAXES:** \$2,494.60

## METHOD OF SALE

The selling price will be determined by multiplying the bid by the total tax assessed acres of 160. Auction procedures and increments of bidding are at the discretion of the auction company.

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit day of auction with signing purchase agreement. The remainder due on or before June 10, 2016.

**POSSESSION:** Possession given date of closing.

**TAXES:** 2015 and prior years taxes paid by sellers.

**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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