|+ Acres Saline Co.

Friday, May 10, 2019 at 10:00 a.m.

At the American Legion Hall 130 W 13th ST, Crete, NE

TRACT 1: 79.51 ± Acre Farm

LEGAL: N½ NE¼ Section 13, Township 7, North, Range 6th P.M. Saline Co, NE 3, East of the

PROPERTY: This is a level productive farm. The east side has some gently rolling area along with a grass waterway.

LAND: 75.51 ± acres Cropland, (assessor records)

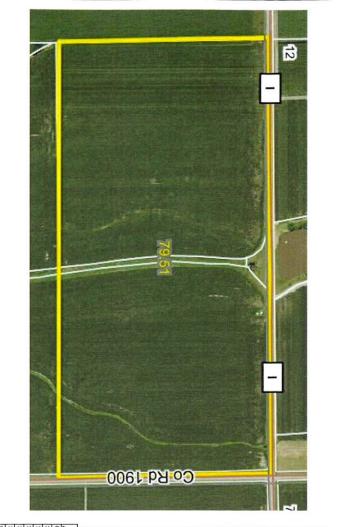
FSA Data: 77.08 Crop acres Corn 38.2 Acres 124 Bushel PLC yield Soybeans 38.2 Acres 49 Bushel PLC yield

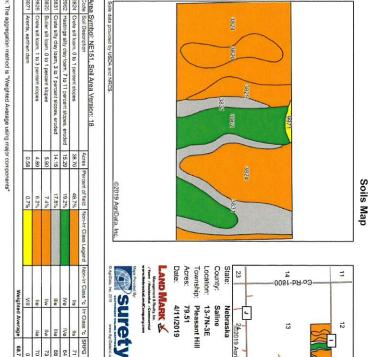
2018 taxes = \$ 4,249.64

POSSESSION: Full possession March 1, 2020,

LOCATION: 3 miles West & 3 miles South of Crete (I & CoRd 1900)







TERMS:

- 20% Down payment on day of auction with signing a purchase agreement. Balance due on or before June 18, 2019 Full possession March 1, 2020.

- Warranty Deed to be furnished by Seller.

 The Seller to pay the 2018 taxes and all previous years.

 Title Insurance with the cost of the owner's policy to be shared equally between Buyer and Seller.

 All Farm Service Agency (FSA) data is believed to be reliable. The seller does not warranty any final base determinations.

 The sale is not subject to the Buyer's ability to obtain financing.

 The Seller will not be providing a survey of the property.

 The Buyer to assume the land owner's interest in the 2019, 60/40 farm lease.

 The Buyer to sign a purchase agreement at the conclusion of the auction.

ACKNOWLEDGEMENT OF DISCLOSURE: It is understood that the Broker and all of his licensees are Limited Sellers Agents, and are representing the Seller as a Client and all Buyers as Customers.

ANNOUNCEMENTS MADE DAY OF AUCTION WILL HAVE PRECEDENCE OVER PRINTED MATERIAL AND WILL BE CONTROLLING.



Management & Realty, Inc.

Agent:

Chris Langemeier

Robert L. Mariska Trust - Owner

800-581-2494

NebraskaLandCompany.com

info@nebraskalandcompany.com