

# 3 Tracts Pierce County Land LAND AUCTION

**April 23, 2019, at 1:00 p.m.**  
**Divots Conference Center, Norfolk, NE**

**TRACT 1:** 65 +/- acres of pasture  
**TRACT 2:** 85 +/- acres irrigated cropland (or offered together 150 +/- Acres)  
**TRACT 3:** 160 +/- acres of pasture with stock well, tanks, good fences, hardwood trees for protection and shade as well as hunting

## LAND LOCATION:

**TRACTS 1 & 2** (from Pierce, Neb.): 2 miles south on 549th Ave, 3 miles east on 851st Rd to 546th Ave, then 6 miles south to 845th Rd, 3 east to 543rd Ave then 1½ miles north - the farm is on the east side of the road; from Battle Creek: Go 5 miles north on 546th Ave to 545th Rd, go 3 miles west to 543rd Ave, then 1½ miles north - on the east side of the road.

**TRACT 3** (from Battle Creek, Neb.): Go 5 miles north on 546th Ave to 545th Rd, go 4 miles west to 542nd Ave, then 1½ miles north - on the west side of the road.

**LEGAL DESCRIPTION OF TRACTS 1 & 2:** A tract of land lying wholly in Section 34, Township 25 North, Range 3 West of the 6th P.M., Pierce County, Nebraska, more particularly described as follows: Tract Two - Commencing at the Northwest corner of said Section 34; thence South, on section line, South 01 degree 44 minutes 05 seconds East 82.49 feet to the point of beginning; thence South 88 degrees 31 minutes 45 seconds East 2061.88 feet; thence South 01 degree 06 minutes 30 seconds West 3064.56 feet; thence South 86 degrees 15 minutes 30 seconds West 18.50 feet; thence South 02 degrees 27 minutes 55 seconds East 136.71 feet; thence South 86 degrees 00 minutes 05 seconds West 182.78 feet; thence South 04 degrees 29 minutes 10 seconds East 60.81 feet; thence South 89 degrees 16 minutes 05 seconds West 1710.47 feet to a point on section line; thence North 01 degree 44 minutes 05 seconds West 3351.45 feet to the point of beginning.

**LEGAL DESCRIPTION OF TRACT 3:** The S½ of the N½ of Section 32, Township 25 North, Range 3 West of the 6th P.M., Pierce County, Nebraska. Containing 160 acres +/-

2018 TAXES (150 ACRES): \$4,760.90

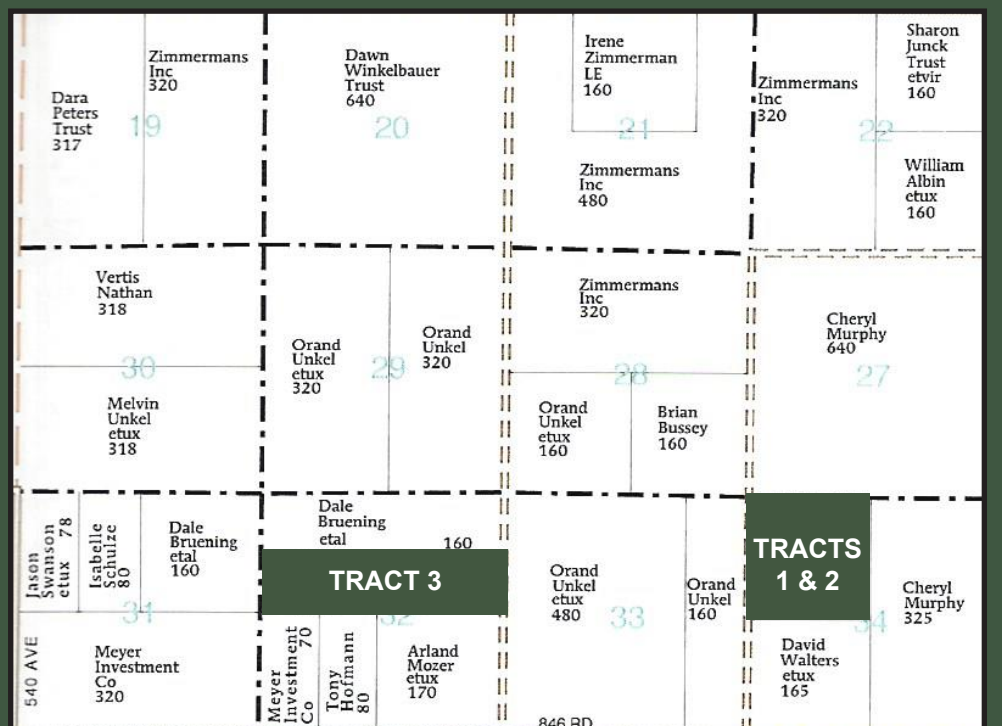
2018 TAXES (160 ACRES): \$2,359.52

**TERMS:** Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before May 23, 2019, the date of closing. Buyer will receive possession of the property on the closing date.

Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing; all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions. The property is sold subject to existing easements, restrictions, or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is subject to seller confirmation; however, it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers as sellers' agents.

Please Note: A "Farm Data Report" is available that details pertinent information pertaining to the subject farm such as farm location, complete legal description(s), FSA information, soil map(s), equipment & improvements included (if any), real estate tax information, irrigation well information (if any), etc. These reports are available by Homestead Land & Management Company, Inc., at 402-358-5100.



*John & Connie Planer, Owners*

*Joe Aschoff, Listing Agent/  
Auctioneer, 402-360-4435*

*Dan Rohrer, Broker, 402-841-1360*

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