

LAND AUCTION!

148+ acres of Otoe County farm ground will sell

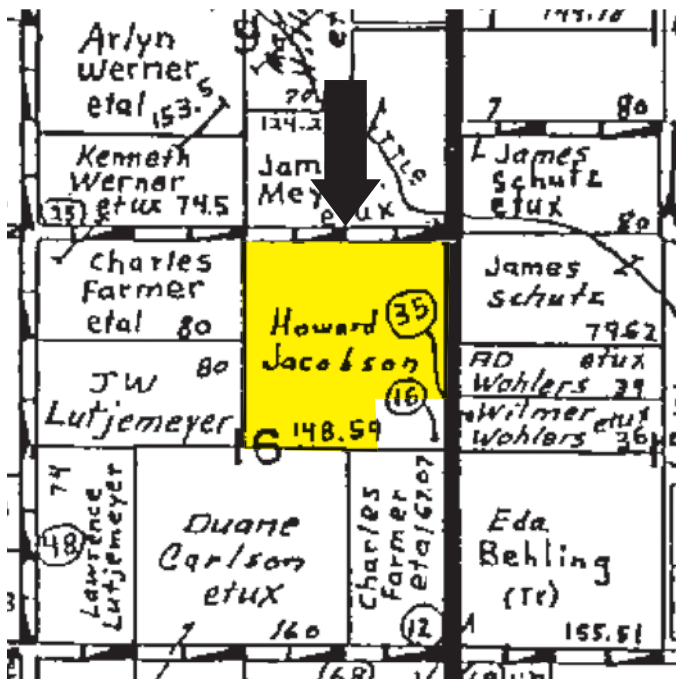
Saturday, September 10th, 2011

at the Fair Center, Second and Plum Street, Otoe County Fair Grounds, Syracuse, Nebraska.

Sale Begins at 10:00 a.m.

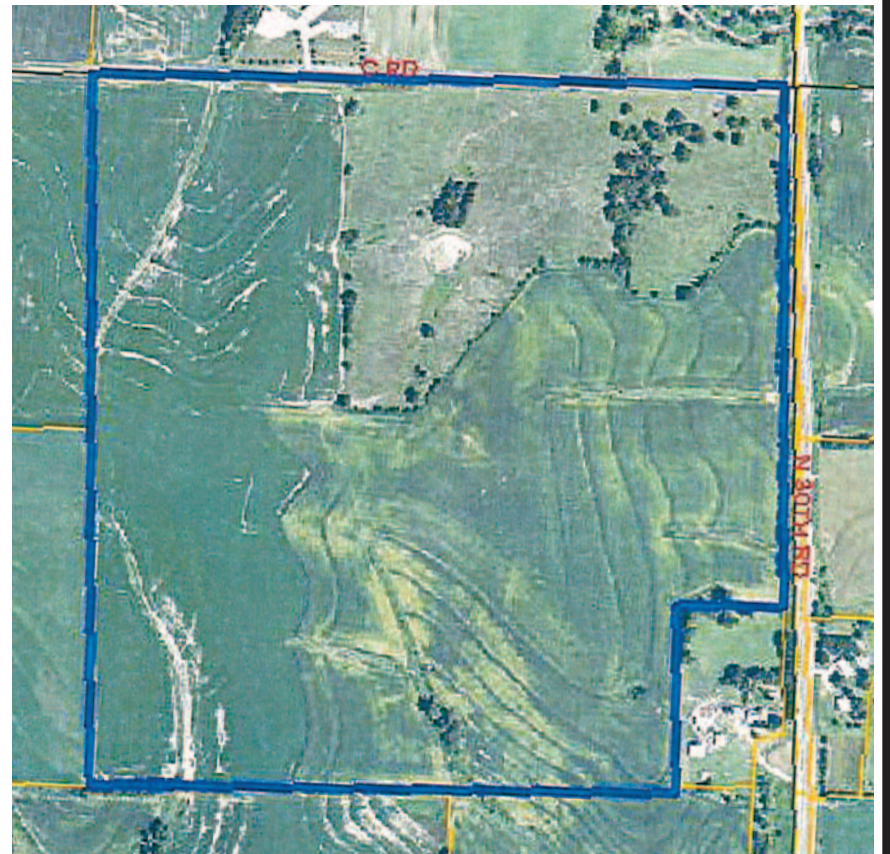
FARM SELLS WITH FULL POSSESSION FOR 2012 CROP YEAR!!

Location: Farm is located 6 miles north of Syracuse at the intersection of Highway 50 and C Road. Watch for signs.



Legal Description:
The NE ¼ (Less acreage and highway ROW) of Section 16, Township 9 North, Range 11 East of the 6th P.M., Otoe County, Nebraska, containing 148.39 deeded acres more or less.

General Description:
Approx. 110.9 tillable acres of gently rolling farm land with predominately Wymore and Pawnee soils. Farm also includes approx. 31 acres of Pasture with a pond and shade trees. This farm has an excellent location with Highway 50 and County Road "C" frontage.



FSA records below:

| Crop | Base Acres | Direct Yield | CC Yield | Direct Payment 2011 |
|---------------|------------|--------------|----------|---------------------|
| Corn | 50.7 AC | 82 bu. | 82 bu. | \$969.00 |
| Grain Sorghum | 27.8 AC | 68 bu. | 68 bu. | \$552.00 |
| Soybeans | 19.6 AC | 31 bu. | 31 bu. | \$222.00 |
| Wheat | 7.2 AC | 68 bu. | 68 bu. | \$109.00 |
| Totals | 105.3 AC | | | \$1,852.00 |

Taxes: 2010 taxes were \$3,070.32.

Terms and Conditions of Sale for Real Estate: 20% of total purchase price down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance due shall be paid with a cashiers check at closing. The closing shall be on or before October 11, 2011. Seller shall pay for all 2011 taxes. Taxes for 2012 and beyond are the responsibility of the Buyer. Full possession shall transfer February 28, 2012. Seller shall furnish a Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense.

For questions on the property or to arrange an inspection, please contact Mark Easter, Broker and Auctioneer at (800) 999-2030 or (402) 297-1212. Please make your financial arrangements before the auction.

PROPERTY WILL SELL TO THE HIGHEST BIDDER WITH SELLERS CONFIRMATION OF THE FINAL BID PRICE

Announcements from the auction block will take precedence over printed material. Information on printed material, though deemed to be accurate, is not guaranteed.

Seller: Howard Jacobson

H. Leroy Jacobson and Marilyn Farmer, P.O.A

EASTER AND ASSOCIATES INC. ACTS AS AGENTS OF THE SELLERS ONLY.



Auctioneering & Sale Management



Mark Easter
BROKER & AUCTIONEER
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