

# LAND AUCTION!

80 acres of Otoe County farm ground will sell

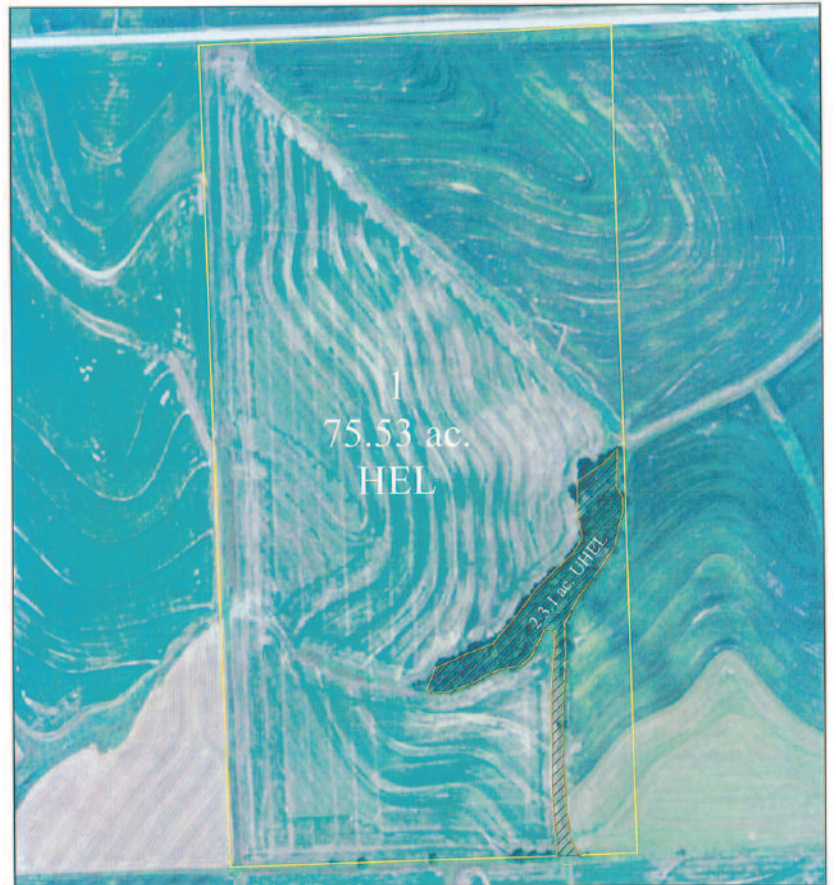
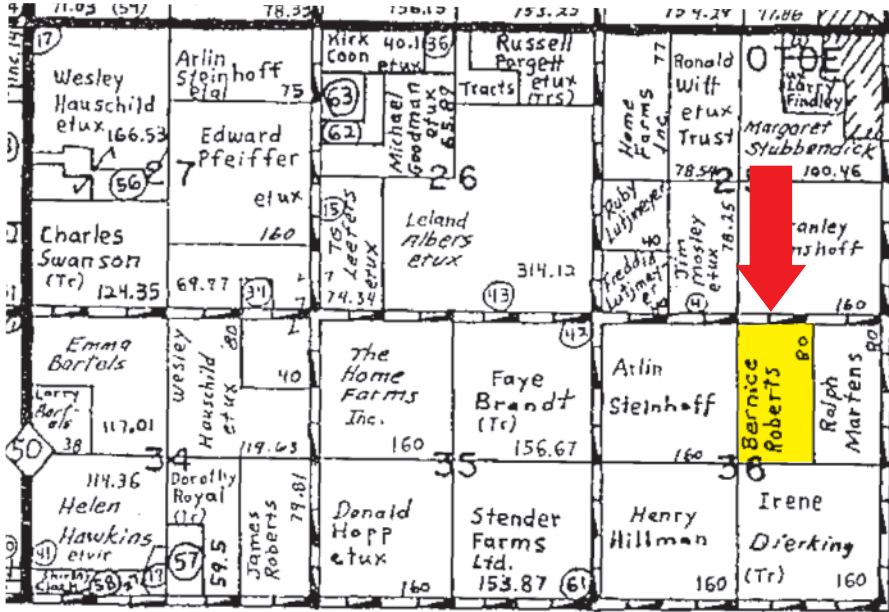
**Friday, November 18th, 2011**

at AJ's Coffee House, Green Room, 430 5th St., Syracuse, Nebraska.

**Sale Begins at 6:00 p.m.**

FARM SELLS WITH FULL POSSESSION FOR 2012 CROP YEAR!!

Location: Farm is located 1 mile South of Otoe on County Rd. 36 or from Syracuse, 3 miles East, 3 Miles North & 1/4 Mile West. Watch for signs.



Legal Description: The W1/2 of NE 1/4 of Section 36, Township 9, Range 11 East of the 6th P.M., Otoe County, Nebraska, containing 80 deeded acres more or less.

General Description: Approx. 75.5 tillable acres of gently rolling farm land with predominately Wymore and Pawnee soils. This farm has an excellent location, just 3 miles North & 1/4 West of Hwy. 2

FSA records below:

Crop	Base Acres	Direct Yield	CC Yield	Direct Payment 2012
Corn	20.9 AC	80 bu.	80 bu.	\$399.00
Grain Sorghum	17.1 AC	67 bu.	67 bu.	\$340.00
Soybeans	22.1 AC	24 bu.	24 bu.	\$198.00
Wheat	9.8 AC	35 bu.	35 bu.	\$151.00
Totals	69.9 AC			\$1,088.00

Taxes: 2010 taxes were \$1622.64.

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 December 20, 2011. Seller shall pay for all 2011 taxes. Taxes for 2012 and beyond are the responsibility of the Buyer. Full possession shall transfer March 1, 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: Bernice Roberts

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



Auctioneering & Sale Management



Mark Easter  
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