

78+ ACRES WILL SELL BY PUBLIC AUCTION

LAND AUCTION!

**Wednesday
July 11, 2012**



3:00 p.m.
Avoca Town Hall-Main Street
Avoca, NE

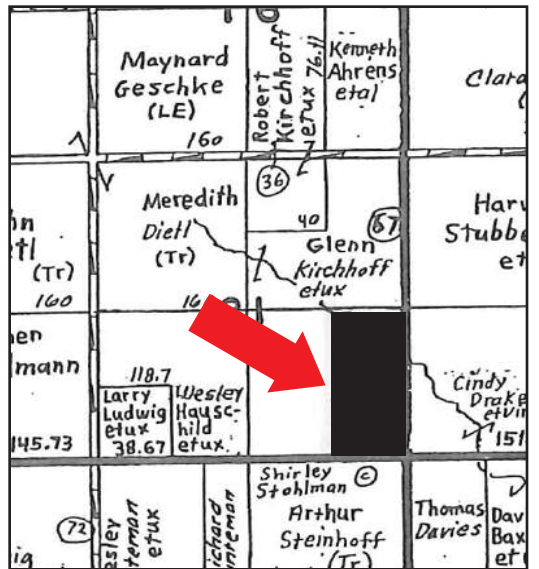
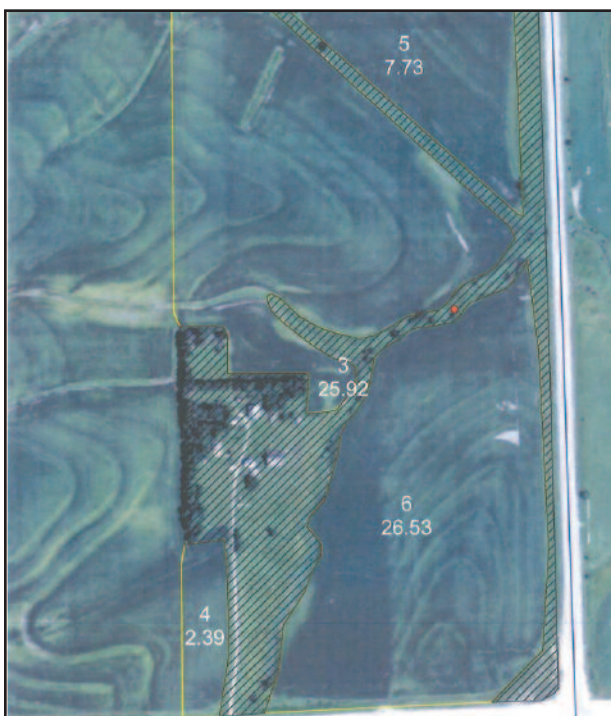


LEGAL DESCRIPTION OF LAND SELLING: The E 1/2 SE 1/4 and the E 78' of the W 1/2 SE 1/4 of Section 21, Township 10 North, Range 11 East of the 6th P.M., Cass County, Nebraska, containing 78.75 acres more or less.

SOIL TYPES AND CONSERVATION: This farm contains predominately Yutan soils. Other soils are Wymore and Colo-Nodaway complex. Topography is gently sloping with terraces and established waterways.

ZONING: Agricultural

GENERAL DESCRIPTION: OUTSTANDING LOCATION This property is located on the northwest corner of the intersections of Highways #50 and #34. There is access to the farm from both Highway #34 (south border), and Highway #50 (east border). Farm has approximately 62.57 acres of tillable land. The balance is in pasture, building site and waterways. Farm includes a 3 BR, 1 BA 1642 sq. ft. home built in 1885. Home has a basement, C/A, and electric baseboard heating. Several outbuildings including 2



barns, a detached garage, a granary/elevator, and numerous storage sheds. House will be available for viewing on June 16 from 10:30 a.m. - 12:30 p.m. during the personal property auction, or by scheduled appointment. **THIS FARM WILL SELL IN ITS ENTIRETY AS ONE TRACT OF LAND.**

TAXES: 2011 taxes were \$4,002.30. Seller shall pay all 2012 taxes. Taxes for 2013 and beyond shall be the responsibility of the Buyer. **TERMS AND CONDITIONS:** 10% 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 shall be paid with a cashiers check at closing, on or before August 10, 2012. Possession of the building site will be given upon closing. Seller shall retain all crop ground rents and any FSA payments for crop year 2012. Current cropland lease shall terminate at the end of 2012 crop year and Buyer shall receive full possession for 2013 crop year. Seller will furnish a Warranty Deed with title insurance policy. The cost of the title insurance and escrow-closing fee shall be equally divided between buyer and seller. For questions on the property or to arrange an inspection, please contact Mark Easter, Broker and Auctioneer.



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

2012 FSA Payments (Estimated)

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Direct Payment 2012
Corn	24.09	20.48	87	87	\$499.16
Soybeans	30.53	25.95	34	34	\$388.19
Wheat	5.42	4.6	37	37	\$88.52

Lyle E. Dankleff Trust & Carol A. Dankleff Trust

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

FOR MORE INFORMATION AND PHOTOS, SEE IT ON THE WEB AT: www.goEaster.com



Insurance • Real Estate • Auctioneering

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