

ABSOLUTE REAL ESTATE AUCTION

544+/- ACRES OF GREELEY COUNTY, NEBRASKA PASTURE, DRY CROP GROUND & BUILDING SITE WITH RECREATIONAL POTENTIAL • SOLD IN 3 TRACTS
MONDAY, JANUARY 29, 2018 - 1:00 P.M.

Sale Site: Goodrich Building, 105 W O'Connor, Greeley, NE



Tract A



Tract A: (Building Site, Dry Crop Ground, Hardgrass Pasture & Windbreaks)

Land Location: From the northeast corner of Greeley, Nebraska, at the intersection of 498th Ave and 809th Road, travel 2 ½ miles north, ½ mile east and 1 ½ miles north to building site on the west side of the road and marked by Wolf, Inc. Auction signs.

Legal Description: The Southwest Quarter of Section 18, Township 19 North, Range 10, Freeman Valley Precinct, Greeley, Co., NE and the Northwest Quarter of Section 19, Township 19 North, Range 10, Freeman Valley Precinct, Greeley, Co., NE.

Acres: Approximately 303 tax assessed acres

2017 RE Taxes: \$6,113.52

FSA Information: 2017 records indicate 130.72 cropland acres with 61.8 base acres of corn and 8.9 base acres of soybeans.

Tract A includes a building site with a 3 bedroom, 1 bathroom older farmhouse with beautiful original woodwork. Also included is a 5,000 bushel grain bin, a large old barn, a garage, and numerous other outbuildings. The property includes approximately 118.77 acres of dry crop ground and the balance of the ground is pasture. There is one older windmill (not functional) and a submersible well at the building site. This is an ideal headquarters with calving or backgrounding in mind. The property has excellent windbreaks for protection or recreational and hunting potential. Pasture and good lying dry crop ground is always needed.

Tract B: (Hardgrass Pasture)

Land Location: From the building site travel 1 ½ miles north, then ½ mile east, then ½ mile south on MMR to the northwest corner of the property and marked by Wolf, Inc. Auction signs.

Legal Description: The Southwest Quarter of Section 17, Township 19 North, Range 10, Freeman Valley Precinct, Greeley Co., NE.

Acres: Approximately 160.6 tax assessed acres

2017 RE Taxes: \$2,331.12

FSA Information: 2017 records indicate 44.35 cropland acres with 20.1 base acres of corn and 2.9 base acres of soybeans.

Tract B includes 2 dams on the east end, submersible well and tanks at one site and one windmill (not functional).

Tract C: (Hardgrass Pasture and Dry Crop Ground)

Land Location: From the building site travel ½ mile east on the trail road to the west edge of the property and marked by Wolf, Inc. Auction signs.

Legal Description: The West Half of the Southwest Quarter of Section 20, Township 19 North, Range 10, Freeman Valley Precinct, Greeley Co., NE.

Acres: Approximately 80.4 tax assessed acres

2017 RE Taxes: \$1,522.18

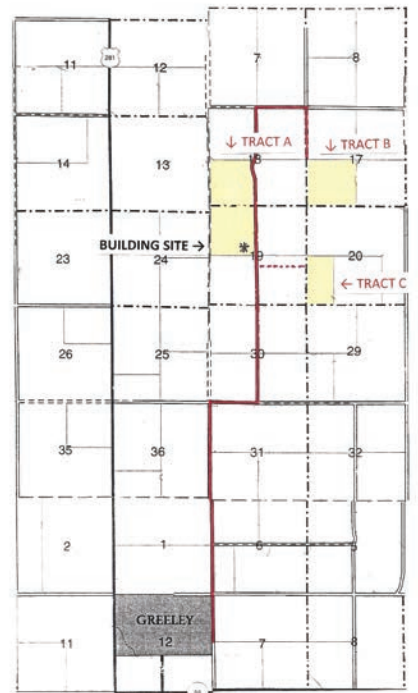
FSA Information: 2017 records indicate 53.56 cropland acres with 24.6 base acres of corn and 3.6 base acres of soybeans.

Tract C includes one windmill and a large spring fed dug out. This parcel is a mixture of good pasture and dry crop ground.

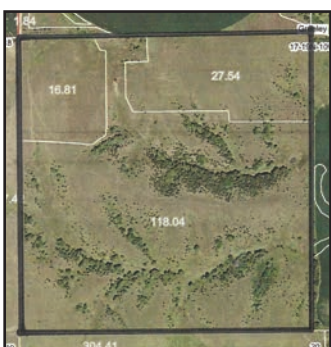
Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

Announcements: The three tracts will be offered individually and not as one single transaction. Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

Terms: 10% down the day of the sale with balance due at closing on or before March 1, 2018 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2017 Real Estate taxes will be paid by the seller. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing. **Call for a private showing.**



Tract B



Tract C



THE LORRAINE D. BJORKLUND ESTATE, OWNER
William J. Bjorklund, Personal Representative
Thomas Kruml, Attorney and Escrow Agent

WOLF INC. AUCTION & REAL ESTATE
 1514 L Street, PO Box 328, Ord, NE • 308-728-3101 • wolfnebraska.com
 Steve Wolf, Broker & Auctioneer
 Dani Knott, Jenny Wolf and Jim Wakefield, Sales Assoc.
 Coy Wolf and Von Svoboda, Assoc. Brokers

