

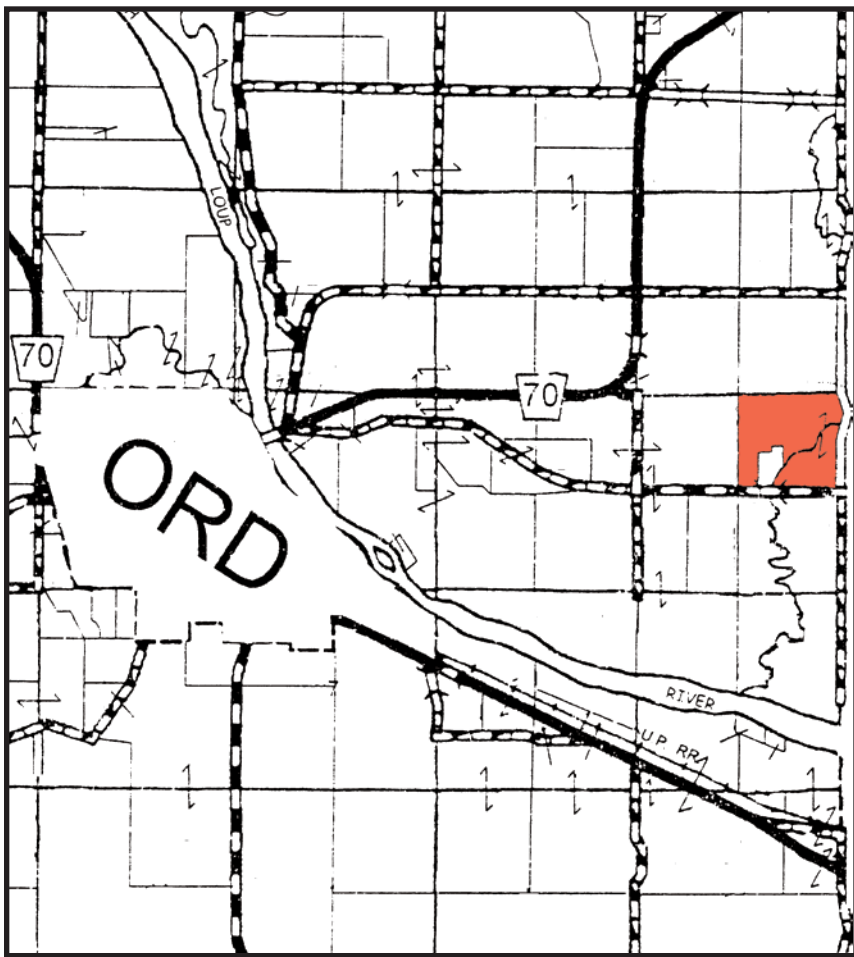
# REAL ESTATE AUCTION

Friday, December 12, 2008 1:00 p.m.

**SALE SITE:** Veteran's Club at 246 South 15th St., Ord

**LOCATION:** From Ord, 2 miles East on Hwy. #70 to Springdale Road, then 1/2 mile South and 1/2 East to the Southwest corner of sale property, marked by Fowlkes Realty & Auction Signs

## 143 ACRES-VALLEY COUNTY, NE



**LEGAL DESCRIPTION:** Part of the Northeast Quarter of Section 24, Township 19 North, Range 14 West of the 6th P.M., Valley County, Nebraska, containing 143.91 tax assessed acres. (Home site does not sell.)

**ABOUT THE PROPERTY:** 143.91 tax assessed acres, approx. 126 gravity irrigated cropland, 12.21 acres non-irrigated cropland with the balance in grass & roads, with a stock well for livestock. 2008 crop - soybeans, yielding 66 bu./ac. on irrigated.

**NORTH LOUP RIVER IRRIGATION DISTRICT:** Burwell-Sumter Canal Contract #319, 118.3 acres water @ \$32/acre (2008).

**FARM SERVICE AGENCY DATA:** 106.1 acre corn base with 122 direct & 174 cc yield.

**SOIL TYPES:** Cozad silt loam, Detroit silt loam, Hord silt loam & Hobbs silt loam.

**NATURAL RESOURCES DISTRICT INFO:** Located in the Lower Loup NRD. The certified irrigated acres are 126.

**2007 REAL ESTATE TAXES:** \$2,465.08

**COMMENTS:** This is a rare opportunity for an investor or farmer to purchase a Loup Valley farm on an oil road close to the elevators with great returns, high yields, and low cost water.

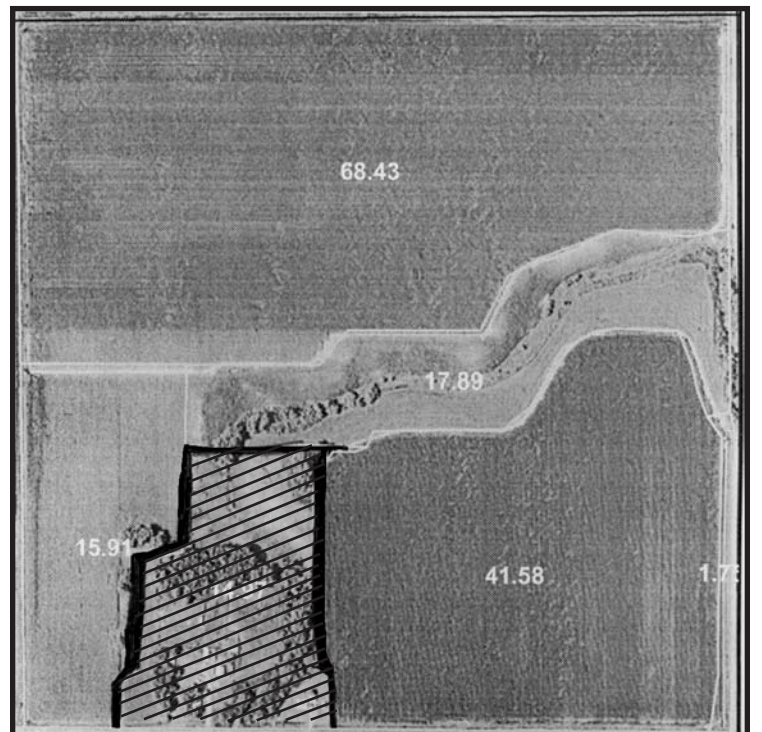
**TERMS:** 20% earnest money deposit due at the time of sale. The balance due upon closing and delivering of deed on or before December 29, 2008, with full possession. A title insurance commitment showing good title will be provided. The cost of the title insurance/escrow fee shall be divided equally among the buyer and seller. Seller will convey all mineral rights they own, if any. The 2008 and prior real estate taxes paid by sellers. 2009 year's taxes shall be the responsibility of the purchaser. This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date. The property and improvements sell in "as is" condition. Property will sell to the high bidder above a \$3,000 per acre reserve. All announcements day of sale take precedence.

**AGENCY REPRESENTING THE SELLERS:** Fowlkes Realty and Auction, 516 Hale Ave., Newman Grove, NE 68758, 402-447-6113 or 800-275-5522. Dennis Fowlkes, Broker and Ted Baum, Agent & Auctioneer.

**SELLERS:**

**MARSHALL & LEZLIE WIER**

**308-750-3745 OR 308-348-2006**



Auction conducted by:

**FOWLKES REALTY & AUCTION CO., INC.**

516 Hale Avenue • P.O. Box 471

Newman Grove, NE 68758

(402) 447-6113 or 1-800-275-5522



www.fowlkesrealtyandauction.com • email: fowlkes@megavision.com