

ONLINE BIDDING AVAILABLE

Productive Tillable Land • Pasture
Hunting & Recreation • 2 Homes
Potential Beautiful Country Building Sites

LAND AUCTION
MONDAY, FEBRUARY 19 - AT 6:00 PM
Held at The Quonset Bar & Grill, Elmwood, NE

SCHRADER Real Estate and Auction Company, Inc.
800.451.2709
www.SchraderAuction.com

OFFERED IN 17 TRACTS
664± Acres
OFFERED IN 17 TRACTS

Cass County, Nebraska

FEBRUARY 2018

Sun									
Mon									
Tue									
Wed									
Thu									
Fri									
Sat									
	1	2	3	4	5	6	7	8	9
	10	11	12	13	14	15	16	17	18
	19	20	21	22	23	24	25	26	27
	28	29	30	31					

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SCHRADER Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725



is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller and successful bidder shall pay half (50%) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. AGENCY: Schrader Real Estate and Auction Company, Inc. reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction Terms & Conditions:
DEEP: Seller shall provide Special Warranty Deeds). Owners Policy of Title Insurance in the amount of the purchase price. Cost of the Title Insurance to be split 50:50 between Buyer and Seller. Any lenders Title Insurance and endorsements will be paid by the Buyer.
CLOSING: The closing shall take place by March 20, 2018 or as soon thereafter as applicable closing documents are completed by Seller. Seller and Buyer shall share 50:50 the cost of closing.
POSSESSION: Possession shall be delivered at closing, except the possession of the home on tract 5 shall be delivered on June 1st 2018.
REAL ESTATE TAXES: The Seller shall be responsible for the 2017 calendar year taxes and the Buyer shall be responsible for the taxes due for 2018 calendar year and thereafter.
APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.
BUYERS PREMIUM: The contract purchase price will include a Buyers Premium equal to 3% of the bid amount.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashiers check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed.
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TRACTS 11 & 12



TRACT 15



TRACT 13



EQUIPMENT SALE
Tuesday, February 20
at 10:00 AM



TRACT 16



TRACT 5

Productive Tillable Land • Pasture
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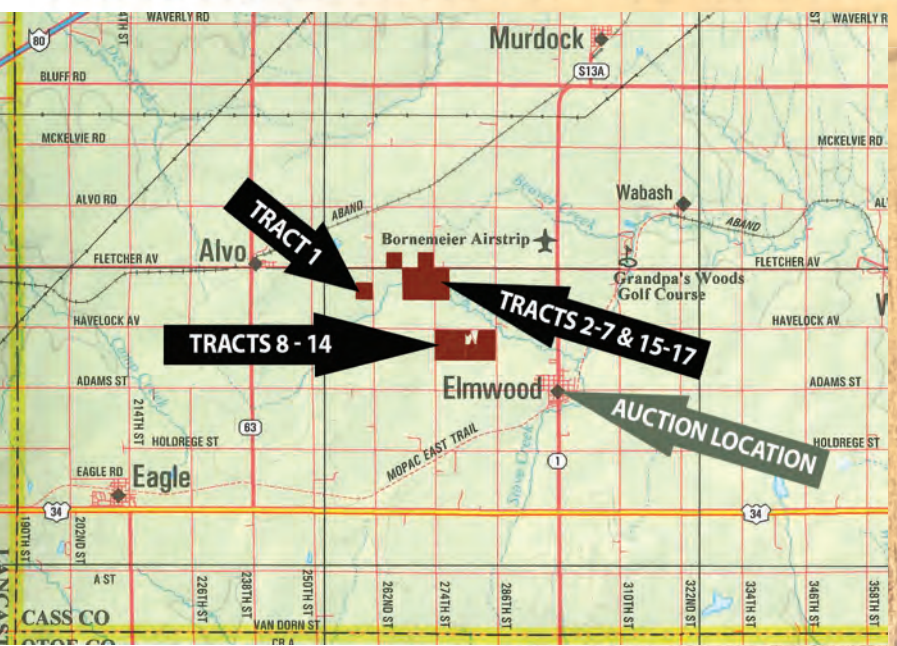
SCHRADER Real Estate and Auction Company, Inc. 800.451.2709
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Cass County, Nebraska

664[±] Acres

15± miles East of Lincoln
30± miles Southwest of Omaha

LAND AUCTION
MONDAY, FEBRUARY 19 - AT 6:00 PM



AUCTION LOCATION:

From the intersection of US 34 (O St.) & SR 49 in Eagle, NE travel east on US 34 (O St.) for 7 miles to SR 1. Turn north on SR 1 and travel for approximately 2 miles on the left to **The Quonset Bar & Grill, 126 S 4th St., Elmwood, NE 68349.**

PROPERTY LOCATIONS:

Tract 1: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 3 mi. to 262nd St. Fletcher Ave. Turn north on 262nd St. and travel approximately 1.5 mi. Property will be on the left.

Tracts 2 & 3: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel north on SR 1 for 2 mi. to Fletcher Ave. Turn west on Fletcher Ave. and travel approximately 2.5 mi. The property will be on the right.

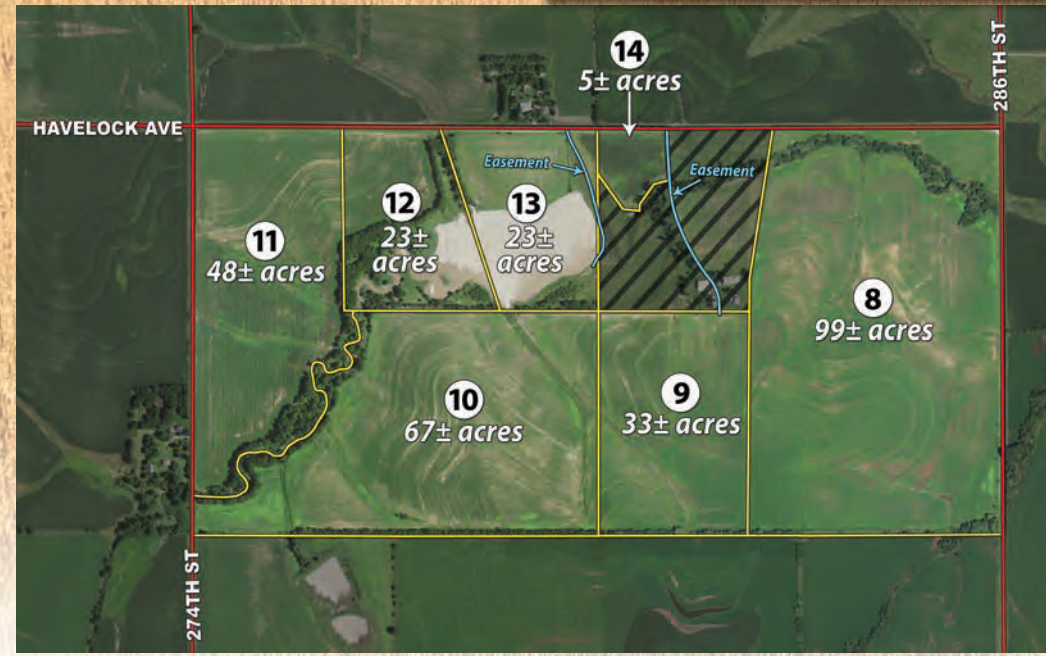
Tracts 4 & 5, 15-17 (ALL CONTIGUOUS): From the Intersection of Adams St. and SR 1 in Elmwood, NE travel north on SR 1 for 2 mi. to Fletcher Ave. Turn west on Fletcher Ave. and travel approximately 2.5 mi. The property will be on the left.

Tract 6: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 2 mi. to 274th St. Turn north on 274th St. and travel approximately 1.5 mi. Property is on the right.

Tract 7: From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 2 mi. to 274th St. Turn north on 274th St. and travel approximately 1.5 mi. Property is on the left.

Tracts 8-14 (ALL CONTIGUOUS): From the Intersection of Adams St. & SR 1 in Elmwood, NE travel west on Adams St. 1 mi. to 286th St. Turn north on 286th St. and travel for 1 mi. to Havelock Ave. Turn west on Havelock Ave. and travel approximately .5 mi. Property will be on the left.

Inspection Dates:
Monday, January 29
3 - 5 PM &
Monday, February 12
3 - 5 PM
Meet at Tract 5



TRACT DESCRIPTIONS:

TRACT 1 – Sec 01-T10N-R9E – On 262nd St, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty Clay Loam with good access and lays very nice.

TRACT 2 – Sec 31-T11N-R10E – On Fletcher Ave, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty Clay Loam with good access and lays very nice.

TRACT 3 – Sec 31-T11N-R10E – On Fletcher Ave, **40± acres** of High Quality farm land, consisting of predominately Yutan Silty loam with good access on both Fletcher Ave and 27th St.

TRACT 4 – Sec 05-T10N-R10E – On Fletcher Ave, **52± acres** that consist of 48± acres of tillable farm ground with soils consisting of Geary Silt Clay Loam and Yutan Silty Clay Loam with good drainage.

TRACT 5 – Sec 05-T10N-R10E – **9± acres** on Fletcher Ave with a beautiful brick home “Newly Remodeled 2015”, 2 baths 4 bedrooms, full walkout basement, with a 2 car garage. All electric home with 2 fireplaces. The acreage consists of 54’x80’ Pole barn with several cattle corrals and automatic water. Also a 24’x48’ 3 side pole bar for cattle or storage.

TRACT 6 – Sec 05-T10N-R10E – On 27th St, **22± acres**, potential for a Great Hunting property with year round running water throughout the property.

TRACT 7 – Sec 06-T10N-R10E – On 27th St, **84± acres** of which the FSA indicates 61 acres are tillage farm land with a mixture of soils – Yutan Silty Clay, Pawnee Clay Loam, Judson Silty Loam. 27± acres consist of trees, waterways, and running water year round that would make a great recreational/hunting opportunity for the new owner.

TRACT 8 – Sec 08-T10N-R10E – **99± acres** on Havelock Ave and 286th St. that consists of 93± acres tillable good quality farm land with predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 9 – Sec 08-T10N-R10E – **33± acres** with easement access off of Havelock Ave. that consists of 34± acres of predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 10 – Sec 08-T10N-R10E – **67± acres** with access to 274th St. that consists of 64± acre tillable land with predominately Yutan Silty Clay Loam and Wymore Silty Clay Loam.

TRACT 11 – Sec 08-T10N-R10E – **48± acres** on Havelock Ave. and 274th St. that consists of 55± acres of tillable farm land with soils that are predominately Yutan Silty Clay Loam.

TRACTS 12 & 13 – Sec 08-T10N-R10E – **23± acres**. Beautiful Home Site with a lot of great attributes for a dream home setting – 13± acre stocked pond with crappie, blue gill and large mouth bass. This tract has a lot of recreational value – that’s hard to find today.

TRACT 14 – Sec 08-T10N-R10E – **5± acres** with a mix of grass and tillable, on Havelock Ave.

TRACT 15 – Sec 06-T10N-R10E – **38± acres** on Fletcher Ave. with 34± acres tillable consisting of Yutan Silty Clay Loam.

TRACT 16 – Sec 06-T10N-R10E – **5± acres** on Fletcher Ave. with a 1200 sq ft brick home with a 4” well, full basement, water softener, central air w/ fuel oil heat, 2 bedrooms, 1 bath, hardwood floors throughout the entire 1st floor, 40’x60’ pole barn, 32’x64’ timber framed barn with the balance of acreage grass and pasture.

TRACT 17 – Sec 06-T10N-R10E – **36± acres** on Fletcher Ave. consisting of 13± acres of tillable with the balance pasture and recreational.

More Photos Available on our Website



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

Contact Auction Company for detailed Information Booklet for the property with additional information such as soil maps, tax information, surveys, and FSA information.



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