

SAUNDERS CO. LAND ABSOLUTE ONLINE AUCTION

Saturday, October 20, 2018 • 10:00am

Auction location - Cedar Bluffs Fire Hall

**Seller: Clarence E. Camenzind Trust
160 Acres of Irrigated Saunders County Farm Land**



Top producing Farmland with pivot and well included, excellent access from county roads.

**Directions to Property:
From Cedar Bluffs, go south on Hwy 109 to Co Rd. T, then west 1 mile to county road 17.**

HOW TO REGISTER & BID: Log on to Proxibid.com, Real Estate – Saunders County Land, see directions for registration. For assistance with registration or bidding without computer access contact the selling Agents.



FSA Information:

- Farm Acres 150.54,
- Cropland Acres; 150.54

Taxes: \$16,286.78. Seller to pay all 2018 and prior taxes, with new buyers responsible for 2019 taxes and beyond.

Well & Pivot:

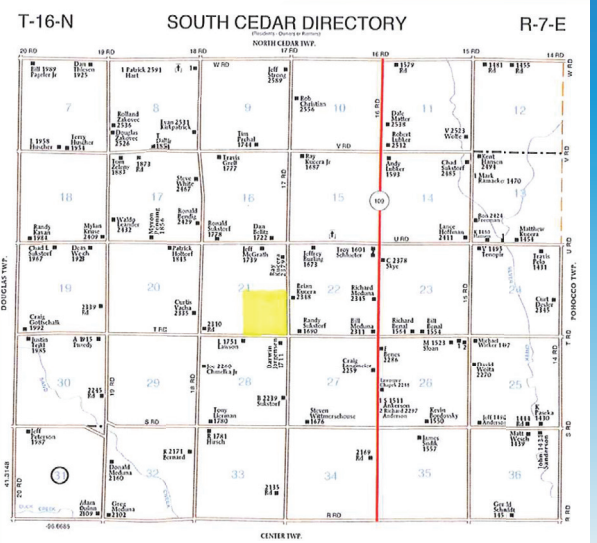
1. Corn Base: 93.05 acres
 - Yield (PLC) – 132 Bushels
2. Soybean Base: 55.95 acres
 - Yield (PLC) – 38 Bushels

7 Tower T&L Pivot
Well registration # G-173476, Well ID #234194,
Depth 152', 800 gpm pumping rate

Legal Description: The Southeast Quarter of Section 21, Township 16N, Range 7E, in Saunders County Nebraska containing 160 acres +/-

TERMS & CONDITIONS:

15% down, via check or bank wire immediately following the end of the auction. Buyer will be contractually bound and will enter into a Purchase Contract. Upon completion of the auction, a Purchase Agreement will be forwarded via email or fax. The signed Agreement must be returned to Timber Creek Property Brokers no later than Monday October 22nd, 2018 at 5:00pm. The executed Purchase Agreement can be hand delivered, emailed, or faxed. Once the Offer has been accepted and signed, the earnest deposit will become nonrefundable. Balance due at closing on or before November 16, 2018. If buyer is unable to close by November 16th the property shall be resold. **Possession shall be January 1, 2019.** Property is sold without contingency, so buyer should have financing in place prior to auction. Property is to be Sold "as is" with no warranties expressed or implied by the Sellers or the Real Estate Company. Real Estate will be sold free and clear of all liens and encumbrances. Closing Agent and Title Insurance to be split 50/50 Buyer/ Seller. Real Estate Company has requested and been granted access to see all bids placed including pre-bids. Absentee and phone bids will be accepted but must be set-up prior to auction. All announcements day of sale take precedence over written material. Any changes will be posted online day of sale. 1031 Exchange Buyers welcome. Timber Creek Property Brokers are agents representing the Sellers.



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