



Mid-Continent
Properties, Inc.

LAND AUCTION

DECEMBER 13TH, 2017

WHEN:

December 13th, 2017
1:30pm central time

WHERE:

4-H Building at the Kearney County Fairgrounds next to Hwy 10 on the north edge of Minden

LEGAL

DESCRIPTION:

SE¹/₄ 19-6N-13W



**For Information
Contact:**

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mid-continentproperties.com

**Mid-Continent
Properties, Inc.**

11213 Davenport Street,
Suite 105

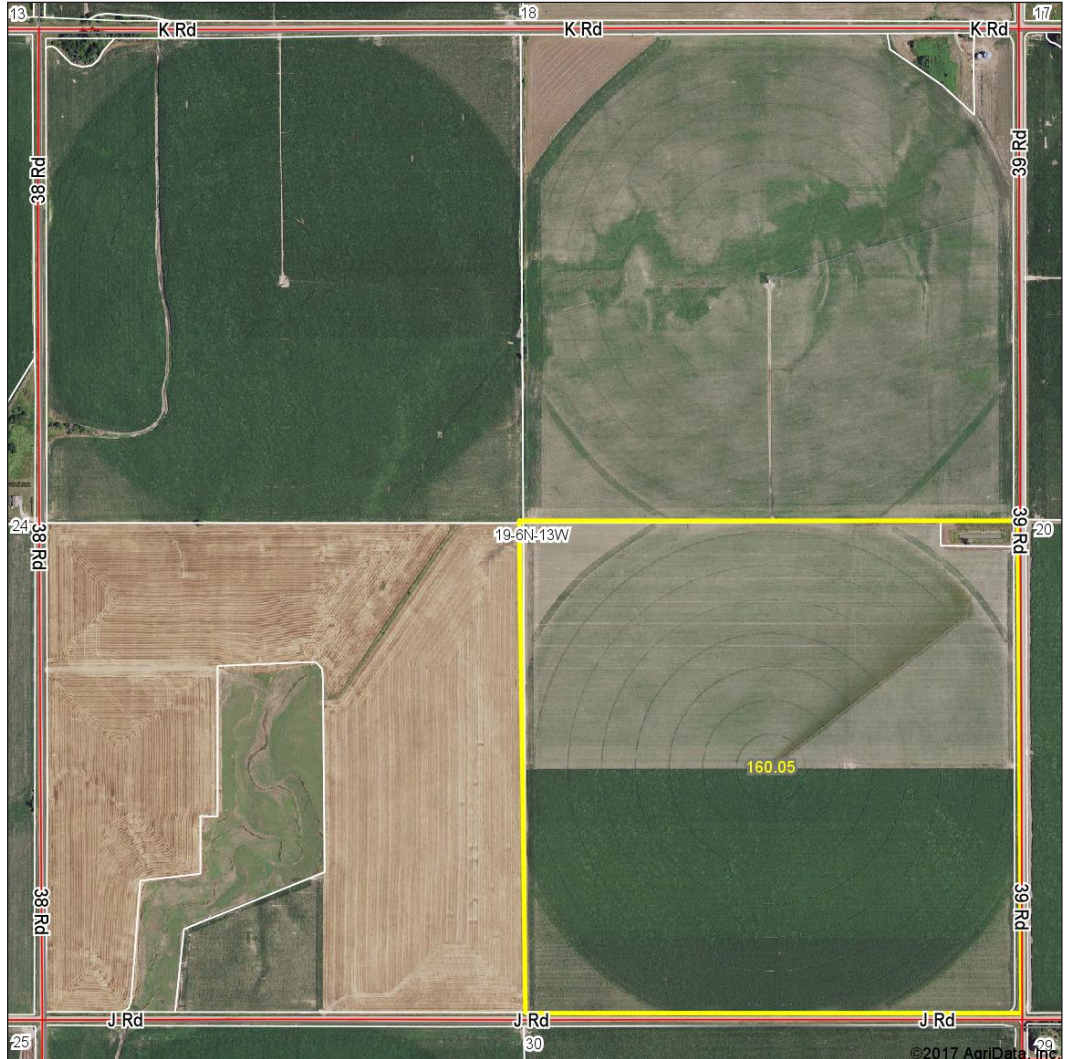
Omaha, NE 68154

402.334.0256



KEARNEY COUNTY, NE

160.43 ACRES



2016 REAL ESTATE TAXES:

\$10,474.90

CROPLAND: 155.70 acres

FARMLAND: 156.87 acres

ARC County elected

CROP	BASE ACRES	PLC YIELD
CORN	142.5	177
SOYBEANS	11	51

(Subject to new farm bill adjustments for base acres & yields.)

DESCRIPTION:

This property is an irrigated quarter with mainly class one soils. Certified irrigated acres 157. 650 GPM Tri-basin district. Center Pivot, generator, and radiator is owned by the tenant and is not included in the sale in any way.

DIRECTIONS:

From Norman, NE drive west on K Road then south 1/2 mile on 39 Road, it will be on the westside of 39 Road. Located about 1.5 miles south of Hwy 74.

CALL FOR DETAILS ON BROKER PARTICIPATION AND BID PLACEMENT OPTIONS.

TERMS & CONDITIONS: 10% earnest deposit day of auction. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed. Closing to take place on or about 30 days. Title insurance and/or Title opinion and fees for recording appropriate deed will be split half Buyer half Seller. Seller to pay 2017 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession on January 15, 2018. Sale of the property is not contingent upon the ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. This sale is subject to all easements and restriction of record. Property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the Broker, Auctioneer or Seller. All sales are final. AGENCY DISCLOSURE: Jeff Post and Dylan Duren are acting as Seller's limited agents and as such, solely represent the Seller in this transaction.



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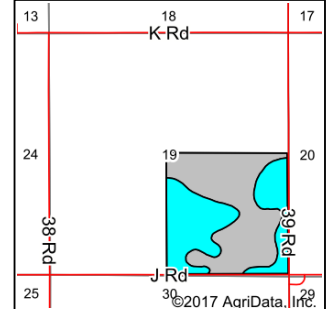
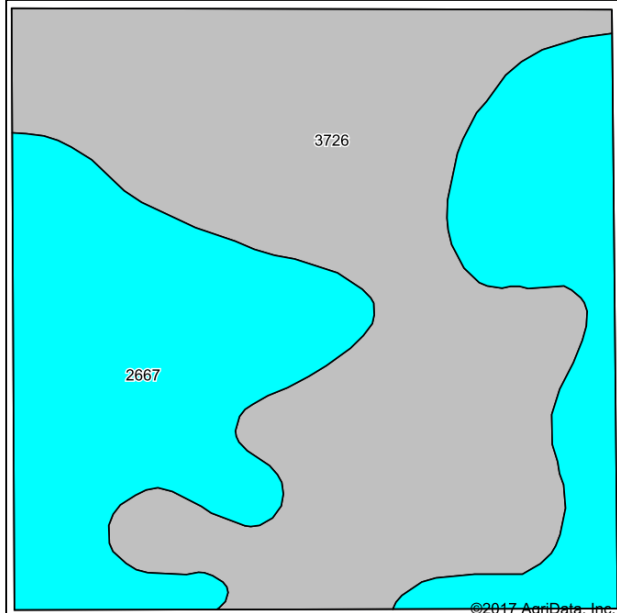
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DESCRIPTION:

SE¹/₄ 19-6N-13W



State: **Nebraska**
County: **Kearney**
Location: **19-6N-13W**
Township: **May**
Acres: **160.43**
Date: **10/18/2017**



Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	
3726	Detroit silt loam, 0 to 1 percent slopes	89.27	55.6%		llc	lw	69	
2667	Holdrege silt loam, 0 to 1 percent slopes	71.16	44.4%		lle	lw	74	
Weighted Average								71.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

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