



FARM AND RECREATIONAL LAND

AUCTION

Saturday, March 24th - 2:00 P.M.

218 Total Acres - 2 Tracts - Excellent Farm and Recreation Land
Hunters – Farmers – Investors - Outdoorsmen



Don't miss this opportunity to buy a tract of land that offers a little bit of everything. For the outdoorsmen, a large NRD built lake with CRP, timber and grass. For the farmer/investor, excellent producing cropland. This farm is located just east of Brainard and within one hour of both Omaha and Lincoln. We will offer this property in two tracts as follows:

Tract 1: 120 Acres M/L. W 1/2 SE 1/4 and SW 1/4 NE 1/4 of 16-T14N-R4E Butler County NE. This tract consists of a homestead site with outbuildings, small lakeside cabin on a 20 acre NRD Lake, timber, 12.9 acres CRP with balance in pasture and a few acres of cropland. The lake provides for some of the best fishing around and the habit for deer, turkey and pheasant is excellent, making this a tremendous recreational parcel.

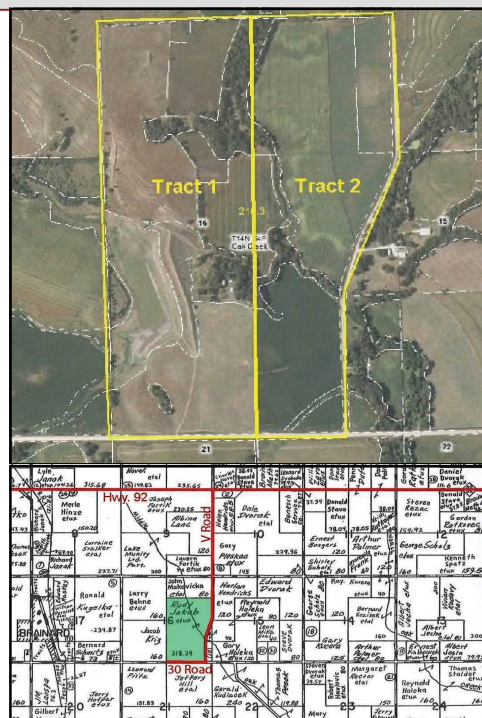
Tract 2: 98 Acres M/L. SE 1/4 NE 1/4 and Pt East 1/2 SE 1/4 in 16-T14N-R4E Butler County NE. Good producing cropland. 8.9 acres CRP. FSA 62.8 Corn Base, yield 100 – 2.6 Bean Base, yield 30 – 23.6 Sorghum Base, yield 69 – 7.5 Oats Base, yield 51 – 5.7 Wheat Base, yield 34. If tracts sell separately, FSA acres will adjust slightly.

Taxes: 2006 taxes were \$17.50 per Acre.

Terms & Conditions: A non-refundable 10% down payment is due On sale day with the balance due in full at closing approximately 30 days from sale date along with marketable title, full possession & warranty deed. Sold subject to owner confirmation, leases, easements, reservations and restrictions of record. Title insurance and closing fees to be split equally.

This is a cash sale. Sale is not contingent on financing. Successful bidder will enter into purchase agreement immediately following the sale. Buyers are encouraged to inspect the property and verify all pertinent information.

Property is being sold on a "AS IS, WHERE IS" basis without warranty or representation. Announcements made the day of sale will take precedence over any printed materials. For additional information or to view the property, contact **Eric Mueller at P.J. Morgan Real Estate** or **Jim Hain at Lund Co. Agents for and representing the Seller in this transaction.**



This Public Auction will be held **on-site** which is located from Brainard, NE 1 1/2 miles east on Road 30, or on Highway 92 turn south 2 miles on Road V. Property lies on the NW corner of the Road 30 and Road V intersection.



P. J. MORGAN REAL ESTATE
Auctioneers

Eric Mueller - Auctioneer
Office: 402.397.7775
Cell: 402.660.1044
emueller@pjmorgan.com
www.pjmorgan.com

Tom Zoucha - Auctioneer
Office: 402.397.7775
Cell: 402.677.6380
auctionbiz@speednet.com
www.pjmorgan.com



Information furnished is from sources deemed reliable, but is not guaranteed by P.J. Morgan Real Estate, or it's agents, and it is subject to change, corrections, errors and omissions, prior sales, or withdrawal without notice.