

# LAND AUCTION

80+/- Acres

Wed., Jan. 18, 2012 • Sale time 10:30 a.m.

Falls City Elks Lodge  
1417 Stone Street • Falls City, Nebraska

## SELLER

JANET L. KIRKENDALL TRUST

## ACREAGE

54.48 Tillable acres, 18.8 acres of tillable pasture

## FARM FOR SALE

E\2 SE\4 Section 2 Township 1 North, Range 17 East,  
Richardson County, Nebraska 80 Acres more or less.

## SOIL TYPES

Marshall Silty Clay Loam: 49.4 Acres  
Judson Silt Loam: 19.8 Acres  
Pawnee Clay Loam: 4.1 Acres.

## FSA INFORMATION

Corn Base: 21.6 89 DP yield and 102 CC yield  
Soybean Base: 29.4 29 DP yield and 35 CC yield

## TERMS



A 20% non-refundable earnest deposit is required the day of the sale. The balance will be due at closing on February 21, 2012. A cashier's check, money order, or wired funds will be required at closing.

The farm is cash rented to Doug Kirkendall for the 2012 crop year. The buyer will receive the 2012 cash rent.

All mineral rights owned by the seller will be conveyed to the buyer. The sale is subject to all easements, covenants, and restrictions of record. There is a pipeline easement attached to the farm.

The farm will be sold to the highest bidder but the sale is subject to seller's approval.

The 2011 Real Estate Taxes of \$2,960.00 will be paid by the seller. The buyer is responsible for the 2012 and future taxes.

The seller will provide an owner's title insurance policy on the property. The cost of the owner's policy will be split equally between the buyer and seller. The buyer is responsible for all loan policies.

The information provided was obtained from reliable sources but the accuracy of the information is not guaranteed. All interested parties are encouraged to inspect the condition of the property and rely on their own information. Announcements the day of the sale take precedence over printed information. Poppe Realty & Mgmt. LLC is the agent for the seller.

## DIRECTIONS

**From Falls City, Nebraska**

Starting at the intersection of Hwy 75 and 21<sup>st</sup> Street in Falls City. Turn East on 21<sup>st</sup> Street and continue until the pavement ends. Follow the gravel for ½ mile to 707 Rd, turn right and go ¼ mile East to starting point of the farm.

*For additional information, contact:*

# POPPE REALTY & MGMT. LLC

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TO VIEW PICTURES & MAPS OF THIS FARM GO TO WWW.POPPEREALTY.COM & CLICK ON KIRKENDALL AUCTION.