ABSOLUTE AUCTION
20 Acres in Arnold, Nebraska
SATURDAY • JUNE 6, 2020
1:00 P.M. CDST @ 603 South Haskell in Arnold

TERMS & CONDITIONS

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds at closing. There is no contingency for financing. Seller to convey title by warranty deed; with title insurance evidencing merchantable title. Cost of the title insurance and an insured closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in “as-is” condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - at closing, approximately June 30, 2020

Taxes - 2019 real estate taxes paid by Seller; all 2020 by Buyer.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acreages - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

SELLER
Forrest Ferguson
LISTING AGENT
Brad Atkins 308.530.9012
Tony Eggleston, Bruce Dodson, John Childears, Chase Dodson, Brian Reynolds, Mike Polk, Dallas Dodson, Dave Masek

Offered exclusively by agriaffiliates.com
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.
PROCEDURES & INFORMATION

This is an Absolute Auction with No Reserve. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

Legal Description - Tax Parcel 000719000: Section 27-T17N-R25W S1/2 NW1/4 (PAR 12) 4.80 acres Arnold Village; Tax Parcel 000718700: Section 27-T17N-R25W S1/2NW1/4 (PAR 11) 15.46 Arnold Village Property address is 603 South Haskell, Arnold, Nebraska

Acres & Taxes - Total Acres 20.26 - 2019 Real Estate Taxes $852.40

House - 987 sq. ft., 3 bed & two 1/2 baths, stucco home with concrete patio and wooden deck. Address is 603 S. Haskell St, Arnold NE 69120

Additional Buildings - Located east of the house is a single car detached garage and an open front livestock building.

Cropland - The dry cropland is nearly level and currently in alfalfa.

Arnold Community - Arnold is a progressive community with over 25 storefront businesses. The community is host to several events throughout the year including the annual Sandhills Open Road Challenge.

Offered exclusively by

agriaffiliates.com (308) 848-2220

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services