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January 10, 2018

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Auction

UPCOMING AUCTION:



Public Auction

Saturday, January 20, 2018
• 9:00 AM

Hwy 84 - Iron City, GA
(Mile Marker 11)

Tractors, John Deere, Kubota, Case-IH, Massey Ferguson, New Holland, as well as Construction Equipment, Citrus & Farm Equipment, Hay Equipment, Trucks, Trailers, ATV's and more!

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BOONE COUNTY LAND offered at AUCTION

MONDAY, JAN. 22, 2018 • 1:30 P.M.

LOCATION: PETERSBURG LEGION CLUB • PETERSBURG, NEBRASKA

PROPERTY TO BE OFFERED IN TWO SEPARATE TRACTS

312.67 ± ACRES

BROKER COMMENT:

Nicely located farm ground to expand
or start your farming operations.

Tract 1 will be sold first. Tract 2 will be sold second.

For personal inspection,
call John Temme,
Broker/Auctioneer,
at 402-843-8688.

PROPERTY INFORMATION

TRACT 1:

From Petersburg, NE: 2 1/4 mile south on Highway 14. East side of the highway.

• • • GENERAL INFORMATION:

Tract 1 is level to rolling 155.62 more or less acres consisting of 129.95 irrigated acres of crop land. The balance is grass, building site, pasture and roads.

• • • LEGAL DESCRIPTION:

NW1/4 of Section 12, Township 21 North, Range 7 West of the 6th P.M., Boone County Nebraska.

• • • SOILS:

Mostly Alcester silty clay loam, hall silt loam, Nora silt loam, moody silty clay loam and Crofton Nora.

• • • IRRIGATION:

Tract 1 had a new irrigation well drilled on March 30, 2015. It is powered by a 100 hp electric motor. The well test pumped 1005 GPM at 228 feet. It is currently set up for 600 GPM at 218 ft. at 65 psi. It is a six stage 12 ELM flow serve bowl assembly. All new in 2015. IRRIGATION EQUIPMENT: Older T&L seven tower pivot. Several hundred feet of irrigation pipe. A Hinenzman traveling gun with hose cart attached. There is an 8 tower Reinke pivot that is also being used to irrigate. This pivot belongs to the current renter. The renter is willing to negotiate selling the pivot to the new owner.

• • • BUILDING SITE:

The remaining building site consists of a 60 x 48' slatwall machine shed with cement floor. A 48 x 24' hog house/storage shed with cement floor, an 8,000 bushel grain bin. (Motor for unloading sugar does not go with the bin.) A small grain bin. Submersible well converted from a previous older irrigation well.

• • • TAXES:

2017 Taxes were \$6,223.76. 2017 and prior taxes will be paid by the seller.

TRACT 2:

Located 2 1/4 mile south of Petersburg, NE on Highway 14. Tract two is located on the west side of the highway.

• • • GENERAL INFORMATION:

Tract 2 is level to rolling 157.05 ± acres consisting of 149.70 acres of dryland cropland. Balance is grass and tree.

• • • LEGAL DESCRIPTION:

NE1/4 of Section 11, Township 21 North, Range 7 West of the 6th P.M., Boone County, Nebraska.

• • • SOILS

Mostly moody silty clay loam, Alcester silty clay, Crofton Nora complex, Nora silt loam.

• • • TAXES:

2017 Taxes were \$5,150.34. 2017 and prior taxes will be paid by the seller.

• • • TERMS AND CONDITIONS FOR PAYMENT:

On the date of the auction, the purchaser will be required to pay ten percent (10%) of the sale price with the balance due at closing on February 27, 2018. The earnest money deposit will go into the Endacott, Peetz and Timmer trust account. Jeffery Peetz will be handling the closing. The buyers will be required to sign a purchase agreement immediately following the auction. Title insurance will be split 50-50 between buyer and seller. Sellers will be given a clear and merchantable title to the property. Possession given March 1, 2018.

• • • FSA INFORMATION

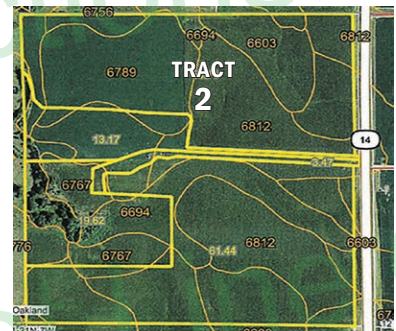
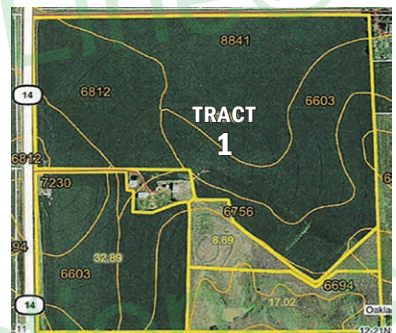
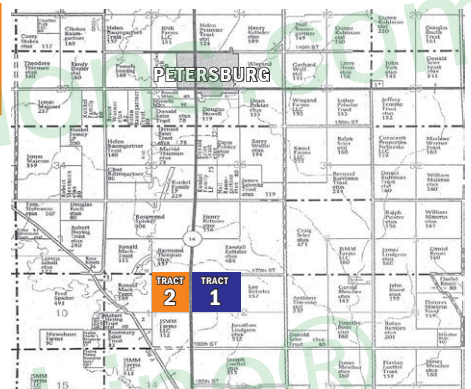
Tract 1: Currently, there are 137.6 acres of crop land. 121.3 corn base with a 171 bushel PLC yield. 5.5 bean base with a 50 bushel PLC yield. 5.9 oats base with a 44 PLC yield. Any payment from the FSA from 2017 crop year will go to the current renter.

Tract 2: 149.69 crop land. 119.5 corn base with 109 1/2 bushel dryland PLC yield. Any payments coming from FSA for 2017 crop year will go to the current renters.

• • • PLEASE NOTE:

Information herein believed accurate, but not warranted. All properties and improvements sold "as-is." Potential bidders should personally inspect the property and make their own assessment and bid accordingly. This auction is NOT contingent on loan approval. All potential Buyers should have their financing lined up prior to the auction. Final bid is subject to Seller's approval. Announcements sale day take precedence over earlier announcements, verbal or written. John Temme Auction and Realty, Inc. and its sales agent are representing the Seller.

Drone photos on website



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Jeffery Peetz, Attorney for the Trust

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FARMING DIVISION

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Auction Title	Location	Auctioneer	Auction Date	Auction Type
Mahaska County, Iowa Land Auction-Strasser Estate	Rose Hill, IA	Sullivan Auctioneers	Thu, 01/11/2018	Land Auctions
Henry County, IA. Land Auction-Linnea R Manlove Trust	Mt Pleasant, IA	Sullivan Auctioneers	Fri, 01/12/2018	Land Auctions
CullBarr Farms	Lowry, MN	Mid American Auction	Fri, 01/12/2018	Cattle Auctions
Hancock County, IL. Land Auction-Hilbing Farms	Carthage, IL	Sullivan Auctioneers	Sat, 01/13/2018	Land Auctions
Adams County Land Auction - Hilbing Farms	Liberty, IL	Sullivan Auctioneers	Sat, 01/13/2018	Land Auctions
Eddie Schmitz	Moorhead, MN		Sat, 01/13/2018	Antique Farm Mem.
Amacker Brothers Retirement Auction	Lake Providence, LA	Blackmon Auctions	Thu, 01/18/2018	
Public Auction	Iron City, GA	Demott Auctions	Sat, 01/20/18	
Shelby and Coles County, IL. Land Auction-Dora June Bennett Trust	Matoon, IL	Sullivan Auctioneers	Mon, 01/22/2018	Land Auctions
Boone County Land	Petersburg, NE	John Temme Auction	Mon, 01/22/2018	Land Auction
NO Reserve Farm Retirement Auction-Seedtime & Harvest, LTD	Vandailia, IL	Sullivan Auctioneers	Thu, 01/25/2018	Antique Farm Eq.
Large Antique and Collectables	Moorhead, MN		Sat, 02/10/2018	Antique Farm Mem.
Dan & Carol Luebke Farm Retirement	Barney, SD	Steffes Auctioneers Inc.	Thu, 03/01/2018	Farm Equipment