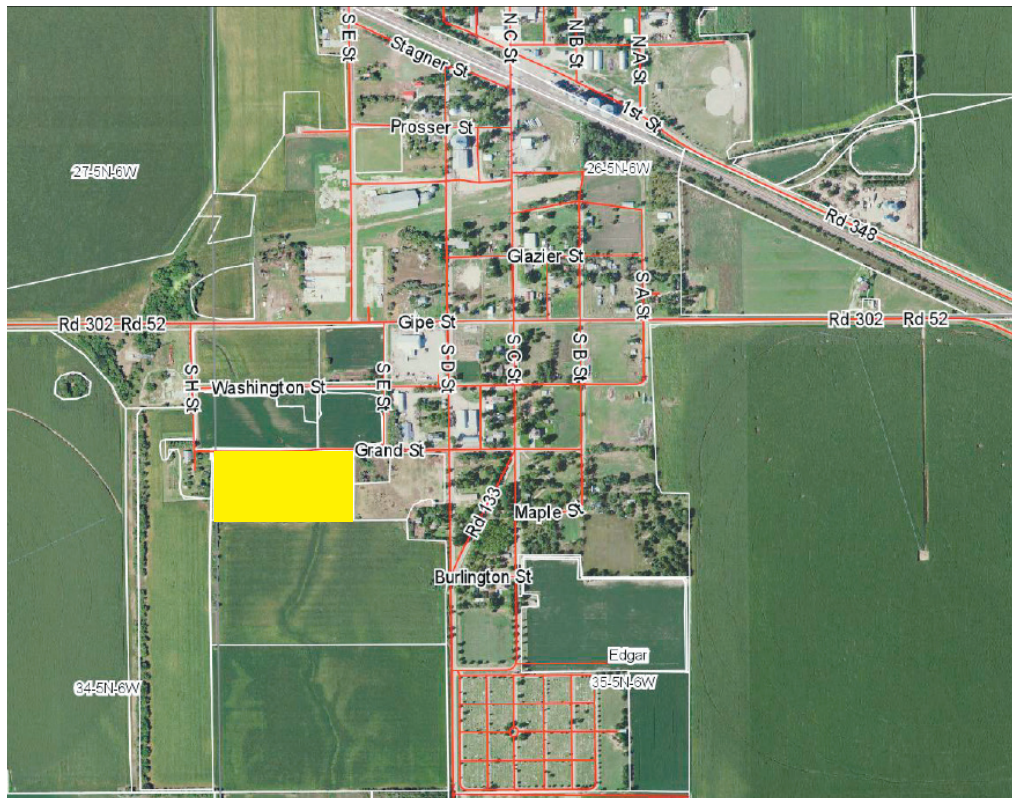


ST. JAMES LUTHERAN CHURCH LAND

AUCTION

Monday, April 10, 2017 • 7:00 p.m.

Sale to be held at Community Center, located at 601 5th St. in Edgar, NE.



Property is located 3 blocks West of South C Street on Grand St. in Edgar, NE.

LEGAL DESCRIPTION: Lot 1 Irregular tracts, second addition to NW1/4 incorporated lands, Section 35-5-6, Edgar city, Clay County, Nebraska. Clay County Assessor Parcel ID# 000528700.

GENERAL DESCRIPTION: 7 Acres more or less of agriculture land. There is approximately 6.1 acres of farmland, balance, few trees road right a ways Feel free to inspect or contact Auction Company for your personal showing.

TAXES: 2016 and all prior paid by

sellers, 2017 will become Buyer's responsibility. 2016 Real Estate Taxes were \$305.70.

TERMS OF SALE & POSSESSION: 25% down day of Auction to be deposited in Trust Account, Balance due on or before May 1, 2017. Title Insurance will be used and costs along with closing agent will be split equally between buyer and seller. Ideal Title of Superior will be closing agent. Full Possession of property will be upon final settlement.

ALL announcements day of auction take precedence over any other statements or advertising.

All licensees of Montgomery Auction & Realty are Agents of and represent the sellers only.

ST. JAMES LUTHERAN CHURCH, OWNERS



**MONTGOMERY
AUCTION & REALTY**

**1141 HIGHWAY 78
GUIDE ROCK, NEBRASKA**

Roy Montgomery,

Auctioneer/Real Estate Broker

Hm: 402-257-2335, Cell: 402-746-3823,

Website: www.montgomeryauction.com

Email: info@montgomeryauction.com

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**Jim Farmer,
Sales Agent,
402-746-4132**