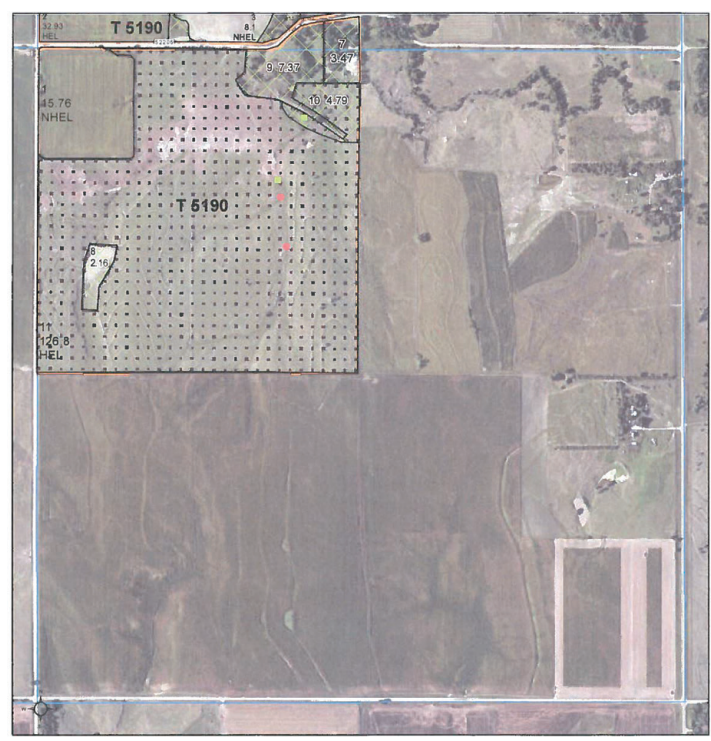
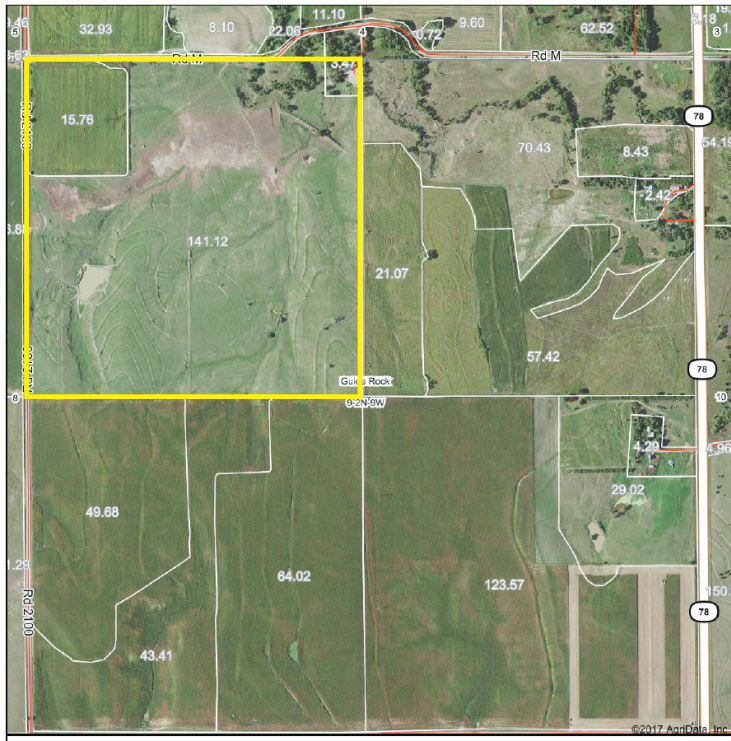


150 ACRES

Land is located from Guide Rock, NE, 1 mile North (Jct. Highways 136 & 78) 1 mile West and 5 miles North, East side of road.



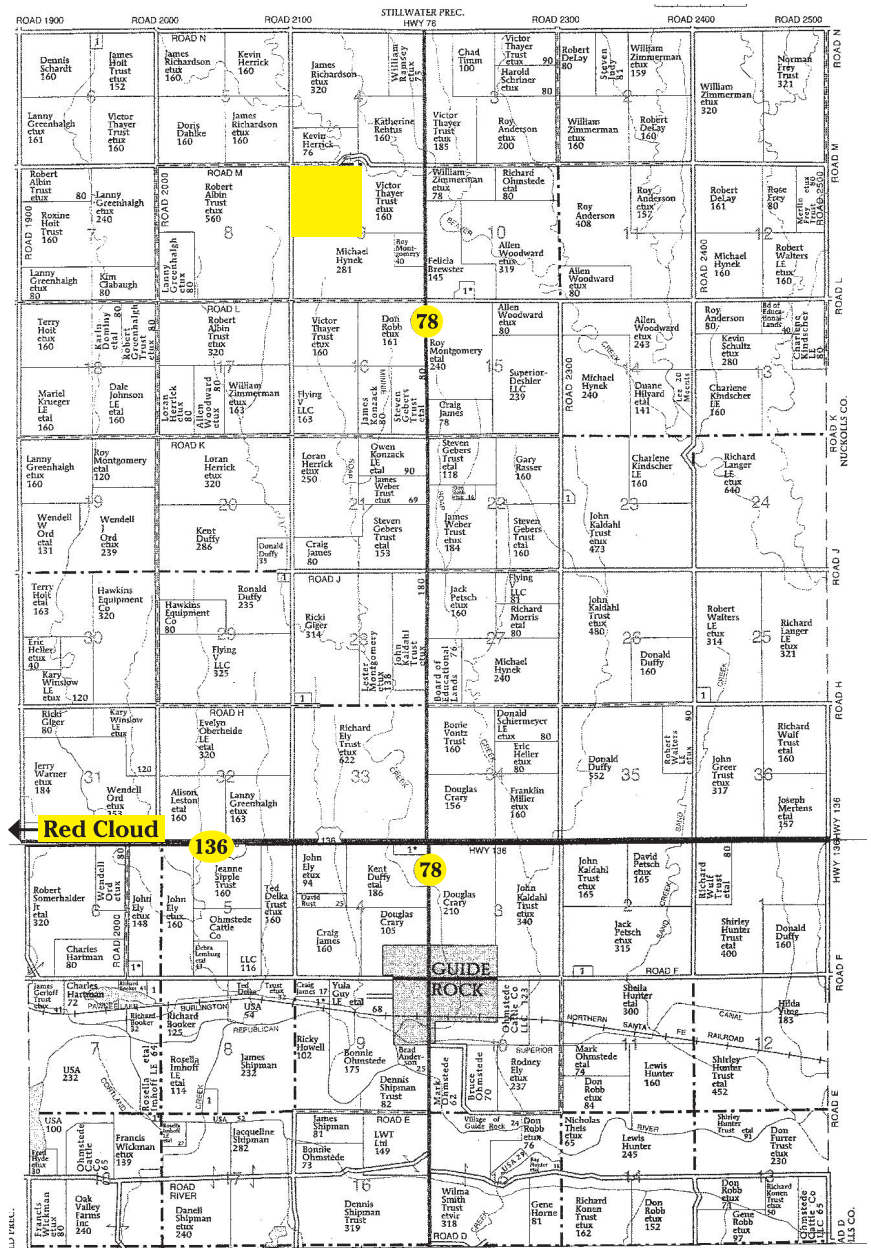
Legal Description:
NW 1/4 Section 9-2-
9, Webster County,
NE.

General Description: A gently rolling farm consisting of approx. 150 acres of which 142 acres of mostly newly developed cropland. There is a pond for winter grazing and some dry creek on this property. 2017 crop is/was soybeans. Property has average barbed wire fences on perimeter and county gravel road on West side.

Terms of Sale: 15% down day of auction. Closing can either be on or before December 29th, 2017 or January 5th, 2018, buyer's choice. Full possession upon final settlement. Title Insurance will be used and costs split equally between buyer & seller.

Taxes: 2017 and all prior paid by seller. 2016 taxes were \$3,323.08.

All licensee's of Montgomery Auction & Realty are Agents of and represent sellers only. All announcements day of sale take precedence over any other statements or advertising.



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