

ABSOLUTE

Webster County Land Auction

Friday, February 28, 2020 | 2:00 P.M.
142 W 3rd | Red Cloud Community Center

The Late James M. Craig and
Anne L. Craig Living Trust, Sellers



**160 ACRES MORE OR LESS
OF PASTURE LAND**

CONDUCTED BY:



**MONTGOMERY
AUCTION & REALTY**
L.L.C.

402-746-3823

ALL Announcements day of Auction Take Precedence over any other statements or Advertising.



NORTHWEST CORNER LOOKING SOUTHEAST



SOUTHWEST SIDE LOOKING NORTH

Legal Description:

The SE1/4 of Section 19, Range 2 North, and 12 West, Webster County, Nebraska.

General Description:

160 acres more or less of pasture land, with good gravel roads on south and east sides and located 1 mile from Highway #136. Approximately 78 acres were cropland 10-15 years ago. Property has some newer fence, and is watered by smaller ponds and a well. It was not pastured the last ½ of 2019 grazing season.

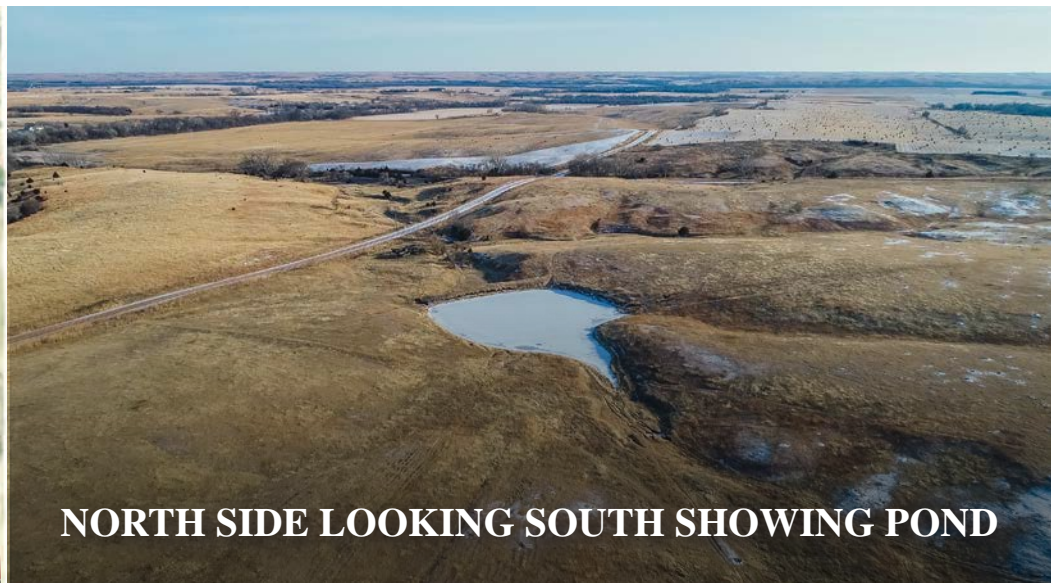
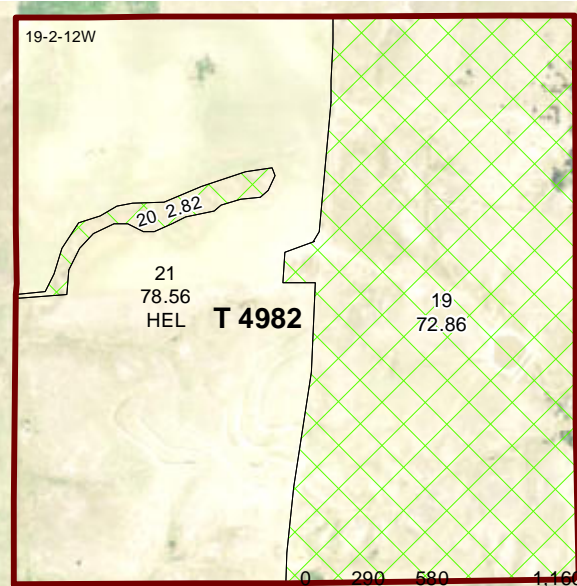
Taxes:

2019 and all prior paid by seller, 2020 and thereafter become buyer's responsibility. 2019 Taxes were \$2,688.14.

FSA Records:

FSA farm records show that 154.24 acres of farmland of which 78.56 acres is DCP effective cropland. Farm Bases are barley 0.9 acres @ 36 BU. - acre.

All Licensees with Montgomery Auction & Realty L.L.C. are agents of and represent the sellers ONLY!



NORTH SIDE LOOKING SOUTH SHOWING POND



SOUTH ROAD LOOKING NORTH



CHECK OUT
the Aerial YouTube Video at
montgomeryauction.com

Property is located 3 miles west of Inavale to Road 200, and 2 miles north to the SE corner.

Terms of Sale:

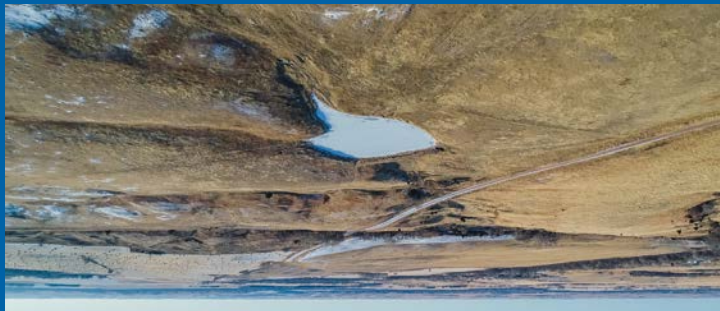
20% down day of Auction, Balance at Closing on or before April 10, 2020. Title Insurance will be used and costs split equally between Buyer & Seller. Full possession will be given at Closing.

**The Late James M. Craig &
Anne L. Craig Living Trust,
Sellers**



**Roy Montgomery • 402-746-3823
Auctioneer/Real Estate Broker**

BIDDER NUMBER



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1141 HIGHWAY 78
GUIDE ROCK, NEBRASKA

