

# IRRIGATED CROP GROUND FOR SALE

The following land is offered for sale by written sealed bids followed by a private auction:

**Legal Description:**

Section 9, except a tract, Township 8 North, Range 22 West of the 6<sup>th</sup> P.M., Gosper County, Nebraska. With a 1999 Reinke 7 tower, electric pivot located in SW ¼ (other two (2) pivots to be removed by tenant.) All pivot bridges and underground wire and pipe owned by landowner subject to lease for 2016 crop year. Tri-County water rights. Containing approximately 513.00 irrigated acres and 29.0 dry land acres.

**Written sealed bids on the above tract shall be submitted to:  
Hart & Sudbeck, P.C., L.L.O.**

Attorneys at Law,  
P.O. Box 229, 121 E. 8<sup>th</sup> Street,  
Cozad, NE 69130  
(308) 784-4580

by 5:00 P.M., on July 22, 2016. All bids shall be total price bids (not per acre). Bids will be opened on July 25, 2016, at which time the top five (5) bidders will be invited to a private auction to be held approximately one week later. The highest sealed bid will be the opening bid.

**Auction terms:**

Twenty-five percent (25%) down on the day of the auction with the balance due on closing on or before August 31, 2016. The successful Buyer(s) will sign a Purchase Agreement on the day of the auction. A title insurance commitment will be provided by Hart & Sudbeck, P.C., L.L.O., with the Seller to pay fifty percent (50%) of the cost of an owner's policy of title insurance. Buyer(s) will be provided with a Warranty Deed. Real estate taxes for 2016 paid by Seller. All future real estate taxes paid by Buyer. All announcements on the day of the auction take precedence over this notice. The Seller reserves the right to reject any and all bids.

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