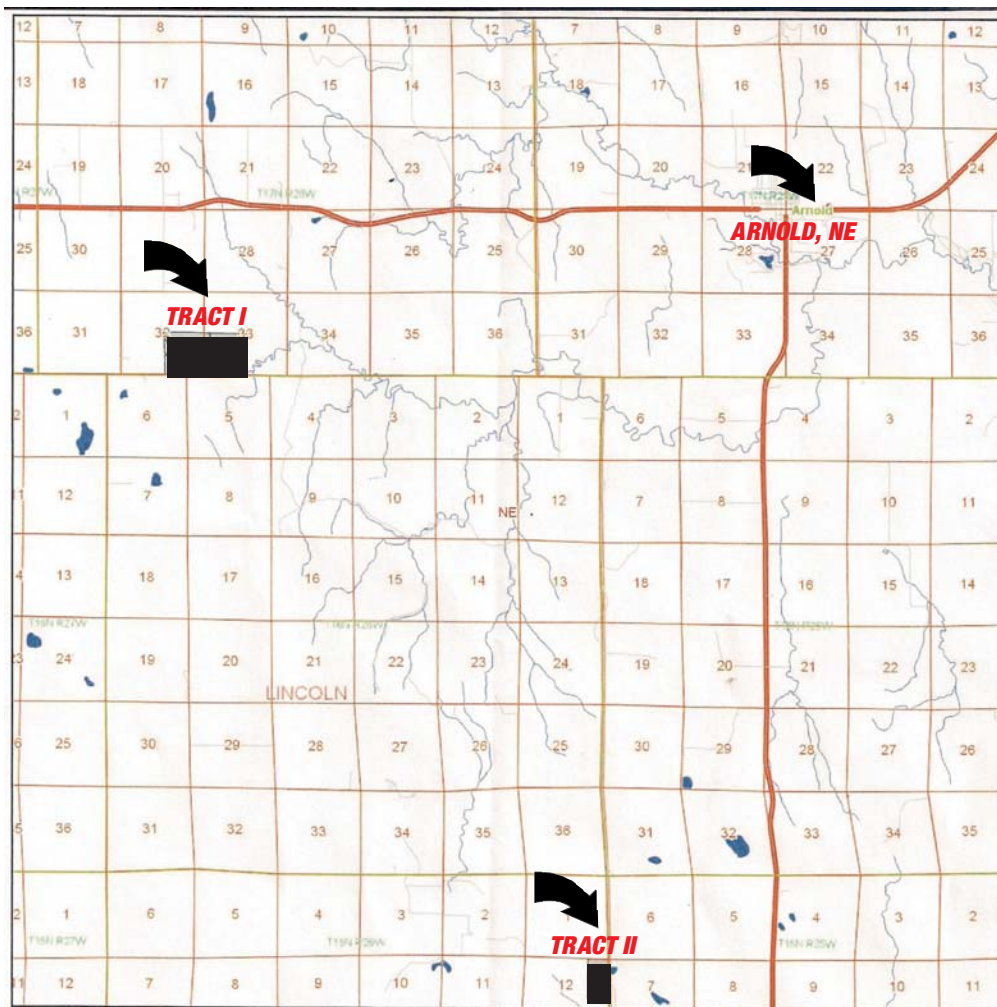


# REAL ESTATE AUCTION

**ARNOLD, NEBRASKA**  
**THURSDAY, MARCH 24, 2016**  
**ARNOLD COMMUNITY CENTER - 1:30 P.M.**

**316.19 Acres - Logan County - 316.19**  
**80 Acres - Lincoln County - 80 Acres**



## TRACT I:

LEGAL DESCRIPTION: SW 1/4 of Sec. 33 and the SE 1/4 of Sec. 32, both in TWP 17N, R 26W, Logan County, NE.  
DESCRIPTION OF PROPERTY: 316.19 acres located 7 1/2 miles west of Arnold on Highway #92, then 1 mile south, 1/2 west, 1 mile south, 1/2 mile east to the southwest corner of the tract. It is all grass except 3 acres of dry farm ground on the west side. It has a solar well new in 2014 on the west quarter and a well with 8 ft. aermotor/tank on the east quarter.  
TAXES: 2015 were \$1,189.28 and will be paid by the sellers. Taxes for 2016 will be assessed to the buyers.  
TERMS: Cash, 20% down day of sale, balance at closing, on or before April 9, 2016.  
POSSESSION: At closing, on or before April 9, 2016.

TRACT I IS SUBJECT TO LEASE FOR THE 2016 SEASON. BUYERS WILL RECEIVE THE RENT PAYMENT OF \$35.00 PER ACRE ON 313 ACRES OF GRASS AND \$50.00 PER ACRE ON 3 ACRES OF DRY FARM GROUND. THERE IS A RECORDED EASEMENT FOR ACCESS TO THIS TRACT.

## TRACT II

LEGAL DESCRIPTION: E 1/2 of the NE 1/4 of Sec. 12, Twp. 15N., R 26W, Lincoln County, NE.  
DESCRIPTION OF PROPERTY: 80 acres located 9 miles south of Arnold on Highway #40-#47, then 2 miles west to the Northeast corner of the tract. This tract is all dryland farm ground that is highly productive and has been in corn/soybean rotation for several years.  
TAXES: 2015 were \$794.98 and will be paid by the sellers. Taxes for 2016 will be assessed to the buyers.  
TERMS: Cash, 20% down day of sale, balance at closing, on or before April 9, 2016.  
POSSESSION: At closing, on or before April 9, 2016.  
TRACT II is not subject to any lease and the buyers will have control after closing.

**L.K. (Kenneth) Nansel Trust**

**Land Brokers** of North Platte - 308-534-5514  
Inc.

**JOE NUTTER - Broker: 308-530-0101**

**BRAD ATKINS - Listing Agent/Auctioneer: 308-530-9012.**

**www.landbrokersne.com**