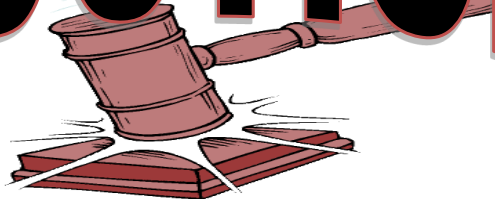


Gosper County ABSOLUTE ACREAGE AUCTION



FRIDAY AUGUST 19TH, 2016 - 10:00 AM

Community Building, Smithfield, Nebraska

**7.20 Acres
Building site and Grass**

Location: 43293 Rd 741, Elwood. Property located on east edge of Smithfield. South of HWY 23 on Road 741.

Legal: PT SE 1/4 18-7-21 7.20 A, Gosper County, Nebraska

About the Land: Grass land with a building site. Private well. Data unknown on sewer system. Home has 2 bedrooms, 1 bath. If you've been looking for a place to build with great highway access this is it! To view this land please contact listing agent.



Terms

Taxes: 2015 taxes are \$184.50 and will be paid by the Seller. 2016 taxes will be prorated to the date of closing.

Payment: 20% non-refundable down payment due the day of the sale. Balance due by cash or certified cashier's check the date of closing.

Possession: Date of Closing 9-8-16

Title Insurance: Seller will provide marketable title to the buyer, evidenced by policy of title insurance. Cost of title insurance and escrow feed divided equally by Buyer & Seller

Financing: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

Method of Sale: Auction procedures and increments of bidding are at the discretion of the auction company.

Absentee Bids: Bidding via cell phone, and/or on someone's behalf must be approved by Brell Realty & Auction 24 hours prior to the auction.

Property Condition: The property is selling in "as is" condition—no warranties expressed or implied.

Agency: Brell Realty & Auction are agents representing the Sellers.

Vehicles

1992 Buick Regal Limited— 4 Door

Dodge 2WD Manual Transmission— 6 cylinder

Dodge 200 2WD Manual Transmission

Pictures on Website



Owner: Carl R. Broman

*Brell Realty
Auction*

www.BrellRealty.com

LeahAnn M. Brell, Broker/Owner

**For additional information
contact listing agent:**

LeahAnn Brell—308-325-4952