



Butler County 40 Acre LAND AUCTION

MONDAY, FEBRUARY 19, 2024 • 9:00 A.M.

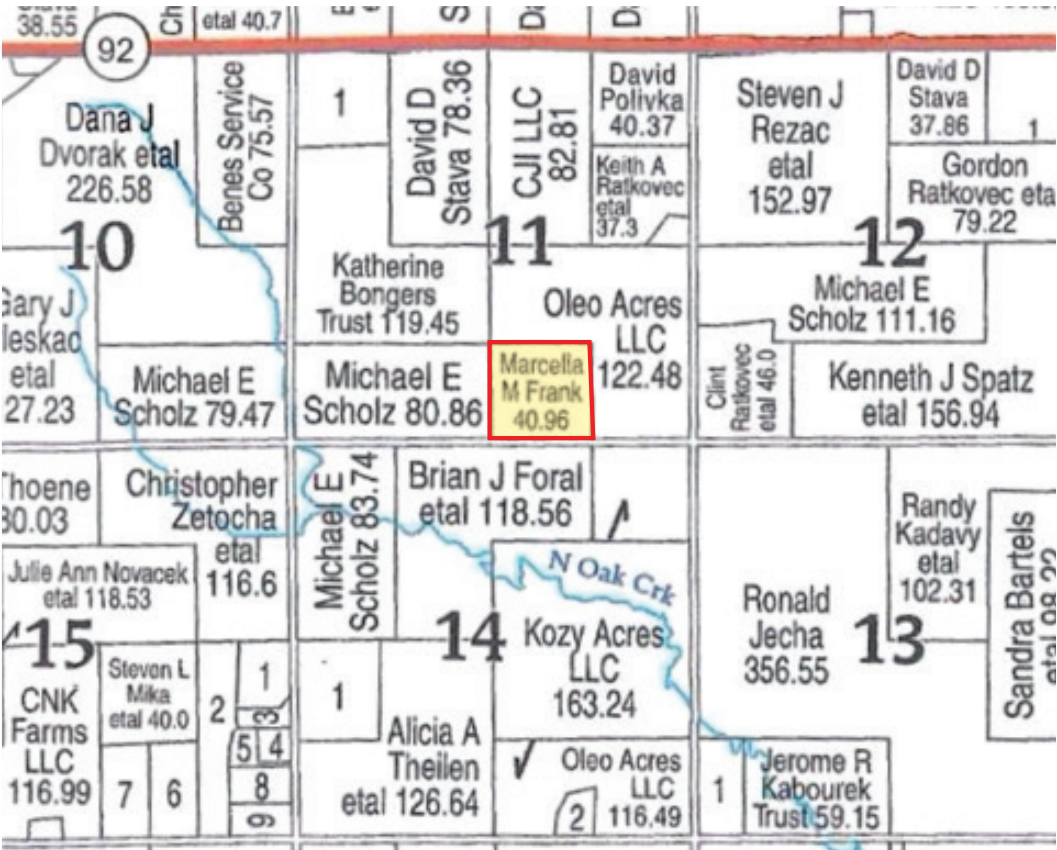
AMERICAN LEGION HALL, BRAINARD, NEBRASKA

LAND ADDRESS: 2350 Co Rd 31, Brainard, Nebraska.

LEGAL DESCRIPTION: The Southwest Quarter of the Southeast Quarter of Section 11-14-4 East of the 6th P.M., Butler County, Nebraska, containing 40 acres more or less

TAXES: \$1105.62

PROPERTY DESCRIPTION: The land is gently rolling with scenic views. FSA indicate there are 25.65 cropland acres. The balance is in grass, hay meadow, and trees. The hunting, recreational opportunities, and location of the property would make a nice building site. This property is located only 50 minutes from Omaha or Lincoln, Nebraska



TERMS: \$10,000.00 down day of sale. The balance to be paid on or before March 25, 2024. Title Insurance and escrow fees will be split equally between the buyer and the seller. All Buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The real property sells in as-is condition, no warranties expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or the seller. Buyers are urged to make inspections and rely on their own conclusions. All announcements made sale day will take precedence. Moravec Auction Co. represents the seller in this transaction.

MARCELLA M. FRANK ESTATE, OWNER
TIM WOLLMER, ATTORNEY FOR THE ESTATE
JULIE MESSERSMITH, PERSONAL REPRESENTATIVE



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