

# Absolute Land Auction

Lynette Pavlik, Denise & Alton Streich

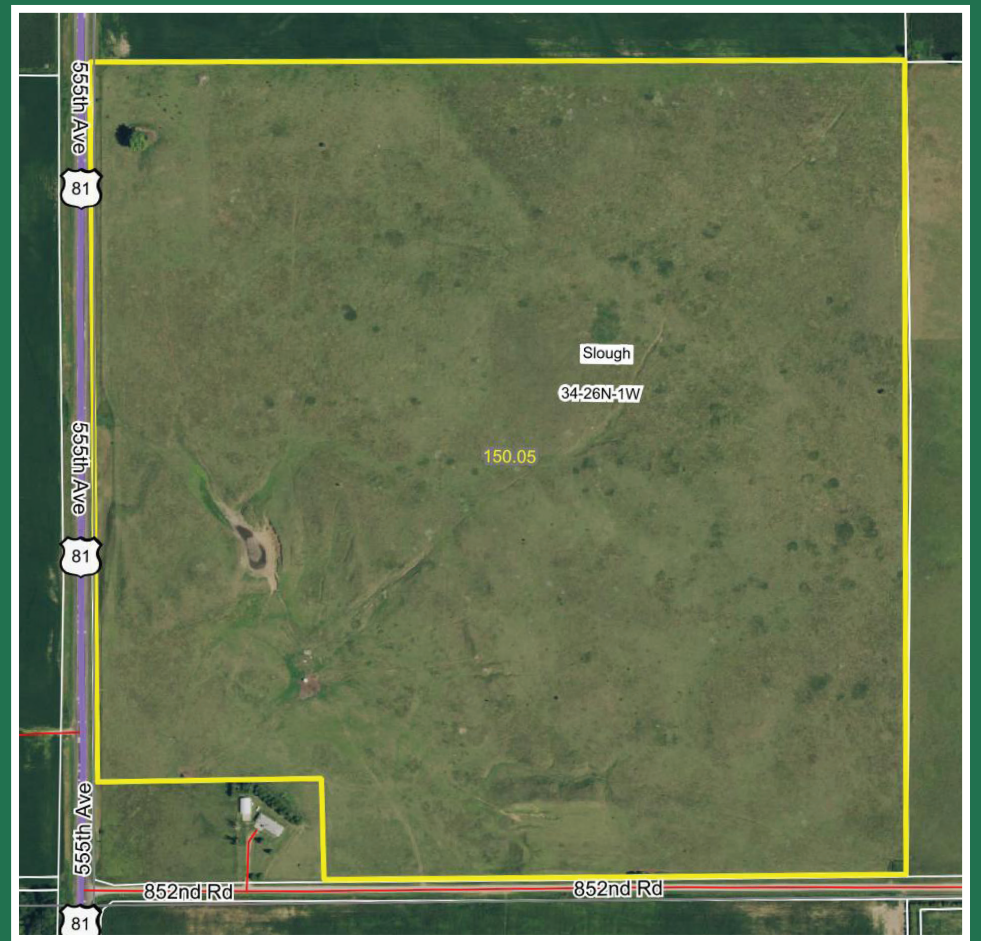
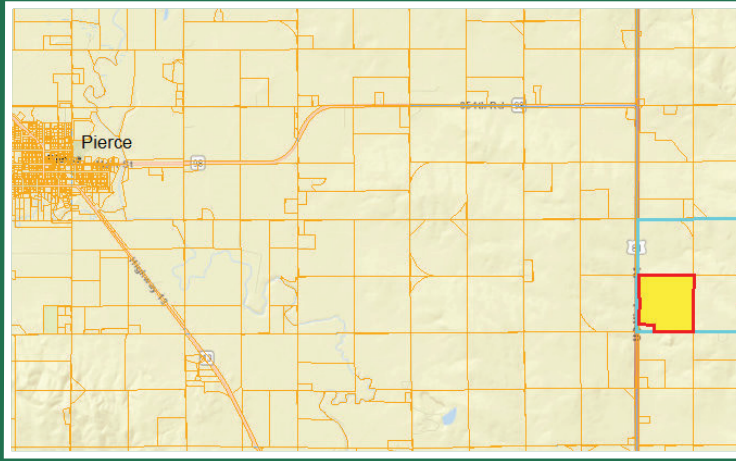
**Live & Online Auction**  
**Thursday, January 20, 2022**  
**1:30 p.m.**

**Pierce County Fairgrounds**  
**Pierce, NE**

**Pierce County**  
**149.65 Acres**  
**of Pasture or**  
**Development**  
**Land**

Register to Bid Online At:  
[www.aglandrealtyllc.com](http://www.aglandrealtyllc.com)

**149.65 Acres of Pasture or Development Land in Pierce County.** This property is currently an all pasture unit with a dugout for fresh water along with a stock well and tank. 4 wire fencing around the property and corral with load out for shipping and receiving livestock. This pasture has been well maintained with excellent carrying capacity. This property could easily be converted to row crop but currently has no base acres or cropping history. This farm is easily accessible along Hwy. 81 and a good county road on the South side. Good quality native grasses and predominantly Thurman, Hadar, Hobbs, Simeon and Ortello soils. Here is an opportunity to own a good quality pasture and have the option for row crop production. Open for the 2022 season.



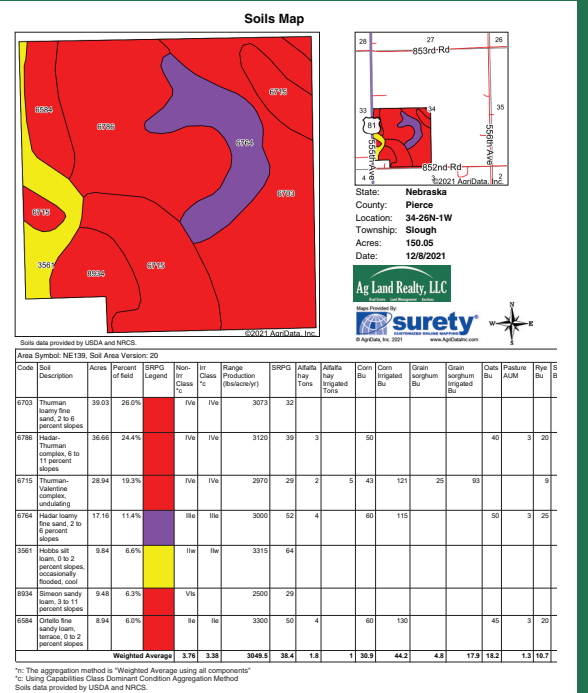
Call Joe Aschoff 402-360-4435 or Jenny Wingert 402-360-4137.

**TAXES:** \$2520.72 or \$16.84 per acre

**LEGAL:** Part of the SW 1/4 34-26N-1W Slough Township Pierce County Containing 149.65 Acres.

**DIRECTIONS:** From Hwy 98 & 81 Junction east of Pierce, NE (WeeTown) farm is located 2 miles south on the east side of the road. From Norfolk go 8 miles North to 852 Rd. The farm is on the east side of Hwy 81.

**TERMS AND CONDITIONS:** Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before closing February 22nd 2022. The property will be sold to the highest bidder. Buyer will receive possession of the property on the day of closing. Owners policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing. Property is to be sold AS-IS with no warranties or guarantees implied. All bidders are urged to fully inspect the property and rely on their own conclusions. Property is sold subject to any existing leases, easements, restrictions or reservations of record if any. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Ag Land Realty, LLC and its associates are representing the seller as sellers agents and treating the buyer as a customer.



# Ag Land Realty, LLC

Real Estate Land Management Auctions  
 Selling Real Estate in Agriculture Communities

**Joe Aschoff**  
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