

# ACREAGE AUCTION

SATURDAY, JULY 11, 2020 – 9:30 AM

LOCATION OF AUCTION: 85590 519 Avenue – Clearwater, Nebraska

Directions from Royal, Nebraska: 7 Miles South on 519 Avenue

Directions from Clearwater, Nebraska: 3 Miles East on Highway 275 and 4 ½ Miles North on 519 Avenue

Lunch Available

## REAL ESTATE

(Real Estate Sells at 12 Noon)

**LEGAL DESCRIPTION:** Part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 26 North, Range 7 West of the 6<sup>th</sup> P.M. Antelope County, Nebraska.

**ACREAGE SIZE:** 7.94 Acres, more or less.

**GENERAL DESCRIPTION:** The dwelling on this acreage consists of a 1,344 square foot home with a full mostly finished basement. The main floor includes two bedrooms, two baths, living room, kitchen with dining area, & main floor washer and dryer hookups. There is plenty of room for additional bedrooms in the basement. There is also a 28'x30' attached garage. Out buildings include a 24'x30' building with finished kitchen and two overhead doors, 30'x36' machine shed, and a 28'x45' machine shed. Landscaping includes a 42 station lawn sprinkler system, shade trees, and shelter belts. Property sells in "As Is" condition.

**TERMS:** 10 percent of the purchase price payable the day of auction. Balance due and payable on August 11, 2020. Buyer will be furnished a warranty deed and title insurance on the property. Title insurance will be split equally between the buyer and seller.

**REAL ESTATE TAXES:** Seller will pay the 2019 and all prior taxes. The 2020 taxes will be pro-rated as of date of closing. The 2019 taxes were \$2,249.50.

**POSSESSION:** August 11, 2020.

**FOR FURTHER INFORMATION OR INSPECTION:** Contact Bill Blank Agency at Madison, Nebraska 402-454-2500

**OPEN HOUSE:** There will be an open house on the property Monday Evening, June 22 from 5:30 PM to 7:00 PM and Thursday Evening, June 25 from 5:30 PM to 7:00 PM.

**COMMENT:** If you are in the market for an acreage, take a look at this one. It has been well maintained and is as nice as you will find. There is nearly 8 acres of land, lots of trees, a well-cared for home, and nice out buildings.



## PERSONAL PROPERTY

### TRACTORS

Allis Chalmers "170" Gas Tractor w/ Wide Front, 18.4x28 Rubber, & DuAI "340" Loader w/ Bucket & Grapple Fork

Allis Chalmers "D19" Series III Tractor w/ 16.9x28 Rubber & Wide Front. 3 Point.  
(These are two of the nicest Allis tractors you will find!)

### ATV

Kawasaki Mule "2510" 4x4 w/ Dump Box

### LAWN MOWERS

Grasshopper "620" Zero Turn Lawnmower w/ 52" Powerfold Mower Deck & Bagger. 392 Hours

Freedom Z Scag Zero Turn Mower 26 HP Motor and 52" Deck  
MTD 18/46 5 Speed Lawn Tractor

### FARM MACHINERY & EQUIPMENT

IHC 3 Point 8' Tandem Disc  
Cammond 3 Point 5' 5 Shank Ripper. Like New!  
Farm King 3 Point 5' Finish Mower. Like New!  
Bomgaars 3 Point 5' Shredder. Like New!

Bomgaars 3 Point 5' Tiller  
3 Point Post Hole Digger  
Allis 2 Row Planter  
3 Point 6' Tractor Blade

Pickup Box Trailer w/ 80 Gallon Chrome Fuel Tank, Transfer Pump & Chrome Tool Box  
16' Bumper Hitch Tandem Axle Stock Trailer

### TOOLS, LAWN & GARDEN EQUIPMENT

Roto-Hoe Rear Tine Garden Tiller  
McCulluch Pressure Washer  
Poulan Pro 35 CC Chain Saw  
Fimco 15 Gallon Pull Type Lawn Sprayer  
Kero Heat & Dyna Glo Kerosene Heaters  
Large Assortment of Vice Grips, Hammers, Pipe Wrenches, & other Hand Tools

Napa 3.5 Ton Floor Jack  
Durabelt Air Compressor  
Miller AC-DC Stick Welder  
Solar "480" Battery Charger  
Acetylene Outfit w/ Tanks  
Craftsman Reciprocating Saw  
Pull Type Fertilizer Spreader

Campbell Hausfeld 5 HP Upright Air Compressor  
Pull Type Lawn Thatcher  
Lawn & Garden Tools  
Huskvarna Weed Whip  
Craftsman Table Saw  
Tool Shop Drill Press

Poulan Weed Shop  
6" Bench Grinder  
Wood Porch Swing  
Hydraulic Jacks  
Parts Bins w/ Bolts  
Protech Cutoff Saw  
Hydraulic Jacks  
Car Ramps  
Floor Jack  
Log Chains  
Air Tools  
Knipco Heater  
Socket Sets  
Misc. Items

### HOUSEHOLD GOODS

2 Crosley Glass Door Coolers  
(1 w/ brand new compressor)  
Chest Type Deep Freeze  
Haier Table Top Dishwasher

Cooking & Canning Utensils  
Magic Chef Electric Stove  
Hoover Carpet Cleaner  
Emerson Microwave

Electric Knives  
Folding Chairs  
Stackable Chairs  
Coleman Fire Pit

Oak Table  
Apex 65" TV  
Propane Grill  
Misc. Items

Sectional Couch  
6 Swivel Kitchen Chairs  
Cook Master Propane Cooker  
Sanitaire Construction Series  
Upright Vacuum

COMMENT: ROBERT WAS A LIFELONG MECHANIC & HAD A HUGE COLLECTION OF TOOLS & EQUIPMENT. LOTS OF QUALITY ITEMS!

## ROBERT SNODGRASS ESTATE & KATHY SNODGRASS - OWNERS

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**PERSONAL PROPERTY TERMS:** Full Settlement day of auction. ID will be required to obtain a buying number. Not responsible for accidents or theft.