

# LAND AUCTION

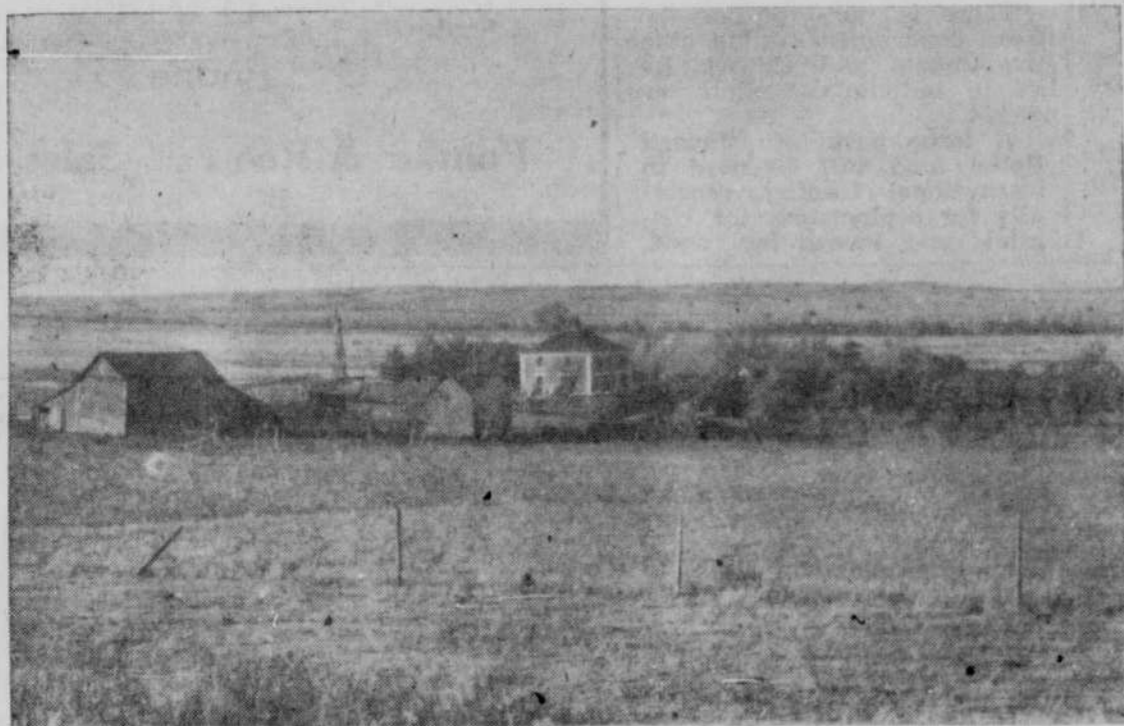
## 3 Improved Grain and Stock Farms

— ALSO SELLING —

## 1,760-Acre Holt County Ranch

### Friday, Nov. 5 & Saturday, Nov. 6, 1948

RAIN OR SHINE — NO POSTPONEMENT



IMPROVEMENTS ON UNIT NO. 1



IMPROVEMENTS ON UNIT NO. 2

SELLING FRIDAY AFTERNOON, NOV. 5th — Units No. 1-2-3 at 1:30 P. M. on the Premises of Unit No. 1.

#### UNIT NO. 1 — 560 Acres . . .

Highly improved grain and livestock farm, located 8 miles north on Highway No. 281, 3 miles east, 1 mile north to buildings, of O'Neill, Nebr., (county seat of Holt county); legally described as SE $\frac{1}{4}$  of Sec. 4, NE $\frac{1}{4}$  & SW $\frac{1}{4}$  & W $\frac{1}{2}$  of SE $\frac{1}{4}$  Section 9, Township 30, Range 11, West of 6 P. M., Holt County, Nebraska. Has good 7-room stone house, chicken house, fuel house, garage, granary, barn and leanto, cement cave, two wells and windmills, fine shelter belt, close to school, daily mail, telephone and on proposed REA line. Fifteen acres alfalfa, 105 acres crop land, 440 acres pasture. Buildings insured for \$5,900. Taxes only 146.84. This is a comfortable home and a money-making unit, all first class condition. Present tenant: Ed Thomas.

#### UNIT NO. 3 — 1,760-Acre Sandhills Ranch . . .

Located 27 miles northeast of O'Neill on O'Neill to Lynch highway, 3 miles south of Red Bird. Legal description: SE $\frac{1}{4}$  Section 27, All of Section 26 except SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; S $\frac{1}{2}$  of SE $\frac{1}{4}$  & SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 23; W $\frac{1}{2}$  & SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , N $\frac{1}{2}$  of S $\frac{1}{2}$  of S $\frac{1}{2}$  and SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 25; NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 35, all in Township 32, Range 10 West of 6 P. M. and S $\frac{1}{2}$  of Section 30 & N $\frac{1}{2}$  of Section 31, Township 32, Range 9, West of P. M., Holt County.

Will Be Offered in Two Parts — or as a whole.

**PART 1—920 ACRES** has 120 acres cultivated, 160 acres hay, 640 acres pasture, watered by 8 live springs. Improvements consist of 6-room cottage, chicken house and granary. Has a fine shelter belt. Insurance \$4,000. Taxes 195.78.

**PART 2—840 ACRES**—120 acres cultivated, 80 acres of hay, 640 acres pasture, watered by pure spring water from Louse Creek. Five-room house, garage, hog house, chicken house, barn and cave, daily mail, telephone, a lot of fine trees and shelter for livestock. Present tenant: Rudy Cihlar.

#### UNIT NO. 2 — 160 Acres . . .

Located 1 mile east and 7 miles north of O'Neill, Nebr., E $\frac{1}{2}$  of E $\frac{1}{2}$  of Section 17, Township 30, Range 11, West of 6 P. M., Holt County. Has 22 acres native hay meadow, 70 acres crop land, 68 acres pasture. Improvements all recently overhauled and in excellent repair; 6-room house, barn, cattle shed, granary, hog house, chicken house, tool shed. Good well and windmill, 1 mile to school, daily mail, telephone, on REA line. Buildings insured for \$4,900. Taxes only 70.26. Here is a comfortable home and a neat farm, that will bring less than a residence in O'Neill will cost. Present tenant: James Havranek, Jr.

#### UNIT NO. 4 — Will Be Sold, SATURDAY AFTERNOON,

NOV. 6th — On The Premises — 2 Miles South of  
Lynch, Nebraska — 2 O'Clock P. M. . . .

**640-ACRE GRAIN AND STOCK FARM:** 115 acres of crop land, 50 acres of hay land, 475 acres of hard land pasture that is excellently sodded. Well and windmill, water piped to house, large cistern, two large surface stock dams. A splendid set of improvements in tip-top repair; 7-room ranch type house, 2 hog houses, 2 chicken houses, 2 granaries, tool house, 2 extra houses that could either be sold or moved to town. Insurance \$8,150. Taxes, 210.52. Legal description: S $\frac{1}{2}$  of S $\frac{1}{2}$  of Section 22 & NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 22; W $\frac{1}{2}$  of Section 27 & W $\frac{1}{2}$  of SE $\frac{1}{4}$  & SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 27, all in Township 33, Range 10 West of 6 P. M. Boyd County, Nebraska. Present tenant: Melvin Acklie.

**TERMS OF SALE:** 20% cash day of sale, settlement of balance on or before February 1st, 1949. Possession, March 1st, 1949. Present owner will carry back 50% of selling price of land at 5% annual interest. Warranty deed and merchantable abstract will be furnished purchaser.

Inspection of These Properties Is Invited at Anytime, but Please Make Appointment with Tenants if You Desire to Inspect Their Homes

For Further Information, Contact:

**Jerry A. Brown** OR **Ernie Weller**

Owner, 0417 Norfolk, Ave., Norfolk, Nebr.

Atkinson, Nebr., Auctioneer, Telephone 8572