

PUBLIC AUCTION!

EXECUTOR'S SALE OF REAL ESTATE

480 - ACRES Improved Livestock and 480 - ACRES HAY UNIT

IN ORDER to liquidate the Estate of the Late Walter Trussell, I will sell at Public Auction, on the premises, located three miles south of the Chambers Junction (U. S. Highway 281 and State Highway 95, east of Chambers or south of O'Neill, thence three and one-half miles east, on —

Wednesday, August 14, 1957

STARTING AT 1 P.M.

THE LAND

General Comment

This is a well-balanced unit consisting of 160 acres of pasture; approximately 300 acres of good bottom hay land, which has always been a good and efficient producer of quality hay; balance of the land is in improvements and shelterbelts.

There are lots of trees and there is plenty of shelter. One good well and windmill in pasture.

Two and one-half miles from rural school; REA line is available near by.

Terms of Sale

Twenty-five percent down to be paid by highest bidder on day of sale; balance to be paid upon delivery of merchantable title. Deed and abstract will be furnished. 1957 taxes will be paid.

Legal Description

S¹/₂ and E¹/₂ of W¹/₂ of Section Three, Township Twenty-Nine, Range 11, Holt County, Nebr.

THE IMPROVEMENTS

Two-Story, Six-Room Dwelling

Large Barn approximately 34' x 50' with hayloft

Cattle Shed, approximately 16' x 34'

Chicken House -- Garage -- Other Buildings

Wood Shed — Good Fruit Cellar

Good Water Wells, including one at house, one in feed yard, and one in pasture

ALL BUILDINGS ARE IN A STATE OF GOOD REPAIR

INSPECTION

Inspection of the premises may be arranged anytime before the sale by contacting ED C. SMITH at the SMITH LBR. CO. in CHAMBERS, NEBR., or by contacting the Executor or the Auctioneer.

POSSESSION

Purchaser may have possession on March 1st, 1958.

JOHN R. GALLAGHER, Executor

ESTATE OF THE LATE WALTER TRUSSELL

COL. WALLACE O'CONNELL, O'Neill,
Auctioneer

JOHN R. GALLAGHER, O'Neill,
Attorney for the Estate