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1250 Motorcycles

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AUCTION
(George Ausdemore Estate)
(Francis Ausdemore, Personal Representative)

Crofton, NE
Tuesday, September 21, 2010
Registration Begins: 12:30 p.m. • Sale Begins: 1:30 p.m.
Auction to be held at Crofton Municipal Auditorium,
1214 West 2nd St., Crofton, NE

Farm Location: Approx. 1/2 miles east, and approx. 3 miles south of Crofton (552 Ave.)
Legal Description: The S1/2NW1/4, AND the SW1/4 AND the N1/2NW1/4 All located in Section 6, Township 31 North, Range 1, west of the 6th P.M., Cedar County, Nebraska. (Containing 332 taxable acres more or less, 2 story home with several out-buildings), (more accurately described by Title Insurance.)
2009 Real Estate Taxes: $7,342.80
FSA Info: 330 acres farmland, 21.7 acres cropland, 75 plus acres pasture, balance building site, etc.

Terms of Sale:
1. Cash Sale: A 10% earnest deposit will be due immediately after being declared the successful Buyer. Balance due in cash at closing on or about 30 days. Buyer shall sign a Real Estate Purchase Agreement Contract with the entire balance due at closing. Seller's agents shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance will be shared equally by the seller and buyer.
2. 2009 real estate taxes and all prior real estate taxes shall be paid by Sellers. The 2010 Real Estate taxes shall be paid by Seller, based on the 2009 Real Estate Taxes.
3. All Buyers shall provide letter of credit worthiness from a qualified bank or lender, at time of bid.
4. This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold "as is – where is" with no warranties or guarantees, expressed or implied by sellers or the Broker.
5. It is understood the seller's agents involved in sale of the property are seller's agents and represent the seller as clients with buyers as customers.
6. Property information provided herein was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches and dimensions in this information are approximate or "more or less". Any announcements made day of auction by the broker will take precedence over previous material or oral statements.
7. Sellers have the right to accept or reject any or all bids.
8. Only interested buyers invited to attend.
9. Possession: Farm sold subject to a cash rent lease for the 2010 crop year. Sellers to retain 100% of the 2010 cash rent. Buyer will have possession on March 1, 2011, and full farming rights for the 2011 crop year.

Ivadell Burcham Real Estate
111 Union Street, Ponca, NE 68770 • (402) 755-2285
Ivadell Burcham, Broker • Monty Miller, Salesperson

Home at Auction
Saturday, Sept. 11: 10 a.m.
Located: 303 Oak St., North of football field, Avon, SD

REAL ESTATE consists of a 2-story, 3-bedroom home with full poured basement. This beautiful remodeled home features a new roof, all new windows, 1-bath on main floor with Jacuzzi tub and shower, elect. heat, central air, wiring updates, and all major appliances.
This property offers a great location on a large spacious lot with curb and gutter, close to the school and pool. Here is a clean well maintained home that is ready to move in to.
LEGAL DESCRIPTION: Lots 7, 8 & 9, Blk 3, Walpoles Add.
TERMS & CONDITIONS: $7,500 non-refundable down payment day of auction with balance due upon delivery of Warranty Deed. Title Insurance will be used with 50-50 cost split between buyer and seller. 2010 RE taxes prorated to closing. Possession upon receipt of final payment. Announcements day of auction take precedence over printed material. Peterson Auctioneers are representing sellers.

Wade & Jamie Ridgway, Owners
Real Estate may be viewed by appointment or attend open house from 5-7 p.m. Thursday, Sept. 2.
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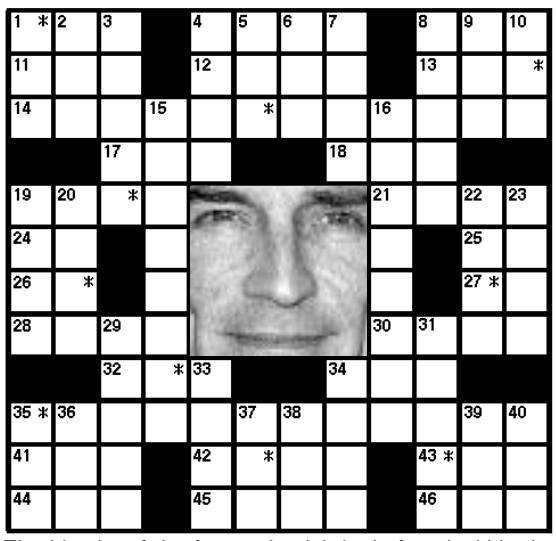
TV CROSSWORD

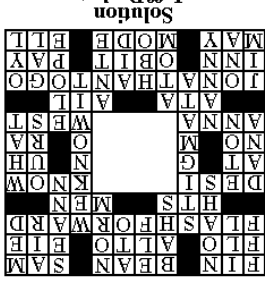


The identity of the featured celebrity is found within the answers in the puzzle. In order to take the TV Challenge, unscramble the letters noted with asterisks within the puzzle.

ACROSS
1. "Law & Order: SVU" role
4. Actor Orson
8. Role on "Bewitched"
11. "Alice" spinoff
12. Choir member
13. Start of the "Old MacDonald" refrain
14. Series for John Cho
17. Mtn. measurements
18. "X-__" (1992-97)
19. Bandleader who played a bandleader
21. "You Don't __ Jack"
24. "__ Large With Geraldo Rivera"
25. Hesitater's syllable
26. "__ Mercy"; 1986 Richard Gere movie
27. "The __ Expeditions"; 1972 documentary
28. Actress Belknap
30. "The __ Wing"
32. "Death __ __ Funeral"; 2010 Chris Rock movie
34. Feel poorly
35. Actor on "CSI: Miami" (2)
41. Home for the Loudons on "Newhart"
42. Final notice, for short
43. "__ It Forward"; 2000 Kevin Spacey film
44. Elly __ Clampett
45. Apple pie a la __
46 Building wing

DOWN
1. Shameful report card
2. "__ Take Sweden"; 1965 Bob Hope movie
3. Beery and Wyle
4. Scrooge utterances
5. 2003 Edward Asner film
6. From __ __ Z; the whole gamut
7. Role on "Cheers"
8. Actor __ William Scott
9. "Con __"; 1997 Nicolas Cage movie
10. "Presidio __" (2002-03)
15. 1999 Patricia Arquette film
16. "Life As __ __ __" (2004-05)
19. __ Delany
20. Prestigious British school
22. "Yours, Mine and __"; 2005 Dennis Quaid film
23. "__ About Brian" (2006-07)
29. Fran Fine's position
31. Wed quietly
33. "The __ Ant Show" (1965-68)
34. Feed the kitty
35. Capt. __ Brass; role on "CSI"
36. "Bird __ __ Wire"; 1990 Mel Gibson movie
37. Starz competitor
38. Assistance
39. "The Sleepy Time __"; Jacqueline Bisset film
40. Character in "Popeye"

Solution
Jeff Probst



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