

80 +/- Acres Cuming County - 2 Tracts

FARMLAND AUCTION

Tuesday, December 5, 2017

1:30 P.M.

Auction Location: Dodge Legion/VFW Hall, Dodge Nebraska



Direction to Property:

From Highway 91 & Dodge East Exit: North on CR 3 to (Dodge/Cuming) County Line. Turn Right then Left on CR9. Go 2 mile North. Tract 1 is 1/2 mile East on Road C North Side. Tract 2 is 1/2 mile North of Road C on CR 9, East Side of Road, North Side of Drainage Ditch.

From West Point: From Hwy 32 go 7 miles West to CR 10. Turn South 4 miles, West 1/2 Mile on CR C. Tract 1 is 1/2 mile West on North Side. Tract 2 is West on CR C to CR 9 & approximately 1/2 mile North on CR 9 on the East side of the Road, North of the Drainage Ditch.

Tract 1: 50 +/- Acres. Exact Acres to be determined upon final survey.

Tract 2: 30 +/- Acres. Exact Acres to be determined upon final survey.

Legal Description: The SW 1/4 SE 1/4; and the S 1/2 N 1/2 SW 1/4; and a tract in the SE 1/4 SW 1/4 described as follows: Beginning at a point 176 feet West of the NE corner of said SE 1/4 SW 1/4 thence East 176 feet; thence South 213 feet; thence Northwesterly to the place of beginning; all located in Section 21, Township 21 North, Range 5 East of the 6th P.M., Cuming County, Nebraska.

2016 Taxes: \$3819.96 for the 80 +/- Acres

FSA Information: Actual FSA Information will be determined after split.

Corn Base: 31.53 CC Yield: 128 Bean Base: 22.61 CC Yield: 40 Farmland: 77.27 Cropland: 65.06

Terms of Auction: The successful bidder will be required to enter into a written Purchase Agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before January 5, 2018. Full possession at closing with Tenant's Rights in place until March 1, 2018. Seller will provide marketable title to the Buyer, evidenced by a policy of Title Insurance. Cost of Title Insurance will be divided equally between Seller and Buyer. The 2017 and prior Real Estate Taxes will be paid by Seller. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements the day of the auction will take precedence over anything written or implied.

Conditions: 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 Auctioneers.

Announcements: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer or Seller make 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, dimensions, and acreage figures in this information are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over previous material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. While it is the Sellers intent to sell, they reserve the right to reject the final bid. Olson Pearson Auctions and Realty and their representatives are agents of the Seller.

Owners:

**Margaret Wagner,
Elaine Mlnarik &
Ralph Birchem**



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

114 North Main, P O Box 25, Hooper, NE 68031

402-654-3370

Web Site: www.olsonpearson.com

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Sale Day Phone: Gerald: 402-380--2561

Ed: 402-380-2811

Dave: 402-380-5192

