

# 118.5 +/- Acres Burt County Farmland Auction

**Friday, November 1, 2013**

**10:00 A.M.**

**Auction Location: Craig Fire Hall  
Craig, Nebraska**

## Directions to Property

From Highway 77 and County Rd F (Herman-Scribner Road) (P4 – Burt County\_ go 5 miles East, then 1 mile North on County Road 5. From Herman: 10 Miles West on County Road P4 and 1 mile North on County Road 5. Property sits on the NE corner of the intersection. Watch for Signs!

**Legal Description:** S ½ of the SW ¼ & NE ¼ of the SW ¼ EX3RDS T-20-N Sec 22 R-9-E Burt County, Nebraska, 118.5 +/- Acres

## FSA Information

**Corn Direct Yield: 88**

**CC Yield: 120**

**Bean Direct Yield: 37**

**CC Yield: 45**

**Cropland: 109.96 Acres**

**2012 Taxes: \$2,486.72**



See our website for more information  
including soil types.

**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 December 2, 2013. Possession at closing with Seller's rights in place until March 1, 2014 or until 2013 crop is out, whichever comes first. 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 2013 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.



**Doug & Vicki Cameron, Owners**  
Friday, November 1, 2013  
10:00 A.M.

**Craig Fire Hall**  
Craig, NE

**Please Post!**

**Doug &  
Vicki  
Cameron  
Owners**

**Auction Conducted By**  
**OLSON PEARSON**  
**AUCTIONS & REALTY**  
114 North Main, P O Box 25, Hooper, NE  
68031

**Web Site: [www.olsonpearson.com](http://www.olsonpearson.com)**  
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**Sale Day Phone:**  
**Ed: 402-380-2811**  
**Dave: 402-380-5192**