

78.83 +/- Acres Burt County

Farmland Auction

Monday, November 26, 2012

10:30 A.M.

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

Directions to Property: From Craig Spur on Highway 32 go east 1 mile. Land sits on south side of Highway 32. **WATCH FOR SIGNS!** Acreage is not included in the sale.

Legal Description: E½ NE ¼ Sec 13 T21-N R9E Craig North Twsp Burt County Nebraska

FSA Information:

Corn Base: 38.9

Bean Base: 39.6

Cropland: 79.1 Acres

Government Payment: \$1,248.00

2011 Taxes: \$3,469.68

See our website for
more information
including soil
types.

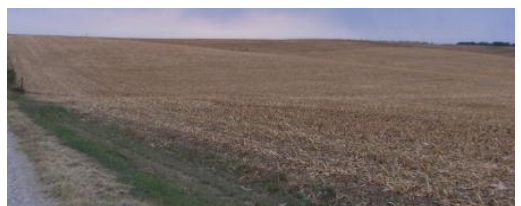


Terms of Auction:

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 26, 2012, Full possession at closing. Tenant will relinquish all Tenant's Rights at Closing. 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 2012 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 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, 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.



Doris G. Cherry Living Trust



114 N Main Street, P. O. Box 25
Hooper, NE 68031

Doris G. Cherry Living Trust

Monday, November 26, 2012

10:30 A.M.

Craig Legion Hall

Craig, NE 68019

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**Auction Conducted By
OLSON PEARSON
AUCTIONS & REALTY**

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

Web Site: www.olsonpearson.com

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Please Post!