

161.3 +/- Acres Dodge County

FARMLAND AUCTION

Thursday, February 14, 2019

10:30 A.M.

Uehling Auditorium, Uehling, Nebraska



Direction to Property:

From Hwy 77 & County Rd E North of Uehling: Head east on Co Rd E (County Line) for approximately 2.2 miles. Driveway for the Property is located on the south side of the road.

Legal Description:

SE 1/4 NW 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4, NE 1/4, SW 1/4 & TL 3, 161.3 +/- Acres Section 6, Township 20, Range 9, Dodge County, Nebraska.

2018 Taxes: \$12,091.20

FSA Information
upon request.

See olsonpearson.com for
more details.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6401	Calco silty clay loam, occasionally flooded	19.0	11.8%
6603	Alcester silty clay loam, 2 to 6 percent slopes	28.7	17.7%
6628	Bellevue silty clay loam, 0 to 2 percent slopes	25.5	15.7%
6768	Nora silty clay loam, 6 to 11 percent slopes, eroded	53.0	32.7%
6811	Moody silty clay loam, 2 to 6 percent slopes	28.9	17.9%
6812	Moody silty clay loam, 2 to 6 percent slopes, eroded	1.6	1.0%
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	5.1	3.2%
Subtotals for Soil Survey Area		161.8	100.0%
Totals for Area of Interest		161.8	100.0%



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 March 15, 2019. Possession of Property to be at closing with Tenants Rights in Place until March 1, 2019. 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 2018 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.

Owner:
Rhonda Clayton



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Auction Conducted By
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