

120 +/- Acres Dodge County Farmland Auction

**Thursday, June 20, 2013
10:30 A.M.**

**Auction Location: Scoreboard Cafe
Uehling, Nebraska**

Directions to Property: From Hwy 77 at the first intersection south of Uehling, NE, go east on County Road B for 1 mile. Turn north and go $\frac{3}{4}$ mile. The property is located on the east side of the road. Watch for Signs!

Legal Description: SW $\frac{1}{4}$ NE $\frac{1}{4}$ 40 A 1-20-8, SW $\frac{1}{4}$ NW $\frac{1}{4}$ 40 A 1-20-8, SE $\frac{1}{4}$ NW $\frac{1}{4}$ 40 A 1-20-8 Logan Township, Dodge County Nebraska

FSA Information:

Corn Base: 27.1

CC Yield: 120

Bean Base: 27.3

CCYield: 37

Farmland: 114.66

Cropland: 55.01

2012 Taxes: 2,016.18



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 July 22, 2013. Full possession at closing with Tenant's Rights in place until March 1, 2014. The crop land is rented for the 2013 growing season with a 60/40 lease in place with Buyer to pay 40% of fertilizer and chemicals. The pasture has been rented for \$3,120.00 and will be paid to Buyer. 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. All 2013 taxes to be paid by buyer. 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.

Dean and Judy Daubert, Owners



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

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Please Post!

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

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

**Web Site: www.olsonpearson.com
"The key to your auction success."**

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