

160 +/- Acres Burt/Thurston County Farmland Auction

**Thursday, November 7, 2013
10:00 A.M.**

**Auction Location: Lyons Auditorium
Lyons, Nebraska**

Directions to Property

From the Highway 77 and 51 Intersection, go 3 miles East on Hwy 51. To County Road 17, then go $\frac{3}{4}$ mile North. Property sits on the East side of the road.
Watch for Signs!

Legal Description: NW $\frac{1}{4}$ fractional quarter of Section 34 Township 24 N Range 9 E Burt County, Nebraska (148 +/- Acres) and Lots 7 and 8 of the NW $\frac{1}{4}$ of Section 34 Township 24N Range 9E Thurston County, Nebraska (12 +/- Acres)

FSA Information

**155 Acres reported planted
84.1 A Corn
70.9 A Beans**

Balance is in terraces and roads

Cropland: 158.24 Acres

Govt. Payment: \$2,358.00

2013 Taxes: \$5,935.42

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 6, 2013. Full possession at closing with Tenant's Rights in place until March 1, 2014. 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.



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

Jane Frey, Owner

Thursday, November 7, 2013

10:00 A.M.

Lyons Auditorium

Lyons, NE

Please Post!

**Jane Frey,
Owner**

**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."

Sale Day Phone:

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