

# 150 +/- Acres Burt County Farmland Auction

**Saturday, October 27, 2012**

**10:30 A.M.**

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

## Directions to Property:

From the City of Craig, Nebraska, go 4 miles south on Co Rd 21. The ground sits on the NE corner of the Intersection of County Road D and County Road 21.

**WATCH FOR SIGNS!** Acreage is not included in the sale.

**Legal Description:** SW ¼ Section 1-20-9E Ext. Lot #2  
Craig South, Burt County, Nebraska

## FSA Information:

**Corn Base: 73.7**

**Bean Base: 70.4**

**Cropland: 144.1 Acres**

**Government Payment: \$2,165.00**

**2011 Taxes: \$6,511.44**

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 7, 2012. Full possession at closing with sellers rights in place until March 1, 2013, or until 2012 crop has been harvested. 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 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.



**Betty Gardipee Living Trust**



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

**Betty Gardipee Living Trust**

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**Craig Legion Hall**

**Craig, NE 68019**

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*Auction Conducted By*  
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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:**

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**Please Post!**