

120 +/- Acres Thurston County FARMLAND AUCTION

Thursday, February 16, 2017 10:30 A.M.

Auction Location: Rosalie Auditorium, Rosalie, Ne

Louise Gustin Estate, Owner

Doug and Jim Gustin Personal Representatives



Directions to Property:

1 mile North of Rosalie Turn Off S878 & Hwy 77 (Jiffy Junction), then 3 ¼ miles East on O Ave. Farm sits on the South side of the road. Watch for signs!

Legal Description:

SE ¼ NW ¼ SW ¼ NE ¼ NE ¼ NW 1/4, Section 10, Township 24, Range 9, Thurston County, NE.

FSA Information:

Corn Base: 54.7 PLC Yield Corn: 148
Bean Base: 24.4 PLC Yield Bean: 40
Cropland: 116.17

2016 Taxes: \$5,513.42

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 16, 2017. Full possession 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 2016 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.

Auctioneer's notes:

The Gustin Family has made the difficult decision to sell this farm giving you the opportunity to purchase a well maintained Thurston County Farm.



"The Key to your auction success"

Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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

402-654-3370

Web Site: www.olsonpearson.com

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Sale Day Phone:

Ed: 402-380-2811 Dave: 402-380-5192

