

120 +/- Acres Dodge County FARMLAND AUCTION

Wednesday, November 16 , 2016 1:30 P.M.

Auction Location: Dodge Legion Hall, Dodge, NE

Heese Family, Owners



Direction to Property:

Tract 1: From Hwy 79 and County Rd L Go 5 miles West to the Intersection of County Rd L & County Rd 2. Property sits in the Southwest Corner of the Intersection.

Tract 2: From Hwy 79 and County Rd L Go 5 miles West to the Intersection of County Rd L & County Rd 2, Turn North 3/4 mile. Center of the Property sits on the West side of the Road.

Legal Description:

Tract 1: 40 +/- Acres - NE 1/4 of the NE 1/4, Section 31, Township 19, Range 5, Pleasant Valley Township Dodge County, Nebraska

Tract 2: 79.57 +/- Acres - SE 1/4 of the NE 1/4 and TL 2, Section 30, Township 19, Range 5, Pleasant Valley Township Dodge County, Nebraska

FSA Information:

Tract 1:

Corn Base: 19.37 PLC Yield Corn: 155
Bean Base: 11.09 PLC Yield Bean: 42
Cropland: 37.27 2015 Taxes: \$2,390.50

Tract 2:

Corn Base: 37.61 PLC Yield Corn: 155
Bean Base: 21.53 PLC Yield Bean: 42
Cropland: 72.40 2015 Taxes: \$4,183.88

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 16, 2016. Full possession at closing with Tenant's Rights in place until March 1, 2017. 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 Heese Family has made the difficult decision to sell this farm giving you the opportunity to purchase a well maintained Dodge County Farm.
Owners: Leslie Heese, Wesley Heese, Janet Wilson and Candice Labenz.



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

114 North Main, P O Box 25, Hooper, NE 68031
402-654-3370

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