

153.21 +/- Acres Washington County Farmland Auction

To Be Sold in 2 Tracts

Saturday, October 20, 2012

10:30 A.M.

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

Directions to Property:

From the intersection of County Road 4 (Herman/Scribner Road) and County Road 15 go south 1.5 miles on 15 to County Road P6. Tract 1 sits on the southwest corner of the intersection (currently in corn). Tract 2 sits ¼ mile west on County Road P6. Property lies on the north side of the road and runs south to north (currently in beans).

OR go approximately 7.5 miles north at **the intersection of Highway 91 and County Road 15** and follow the directions listed above.

WATCH FOR SIGNS! No acreages are included in the sale.

Legal Description:

Tract 1 SW ¼ of the SE ¼ (40 A) and Tax Lot 6 (33.21 A) = **73.21 A**
5-T19N-R10E, Washington County

Tract 2 SW 1/4 of the NE ¼ & NW ¼ of the SE ¼ = **80 A**
5-T19N-R10E, Washington County

FSA Information:

Corn Base: 95.1 Acres

Cropland: Tract 1 69.71 Acres
Tract 2 77.97 Acres

Government Payment: \$2,040.00 (Both)

2011 Taxes: \$5,663.28

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 November 20, 2012. Full possession at closing with Tenant's Right in place until December 31, 2012. 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.

Margaret Hindley, Trust
Ron Hindley & Diane Kubicek, Trustees



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

Margaret Hindley Trust
Saturday, October 20, 2012
10:30 A.M.

Herman Legion Hall
Herman, NE 68029

Please Post!

Auction Conducted By
OLSON PEARSON
AUCTIONS & REALTY

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

Web Site: www.olsonpearson.com

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