

79.76 +/- Acres Dodge County

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Cancellations. Snow Date: Thursday,

February 22, 2018

Tuesday, February 20, 2018

10:30 A.M.

Auction Location: Uehling Auditorium, Uehling, Nebraska



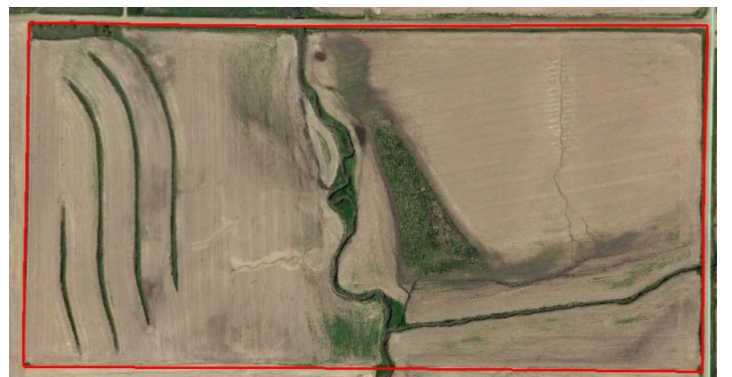
Direction to Property:

From Highway 77 and County Rd D (Swaburg Rd): Go East 2 3/4 miles.

Property sits on the South side of the Road. Watch for Signs.

Legal Description:

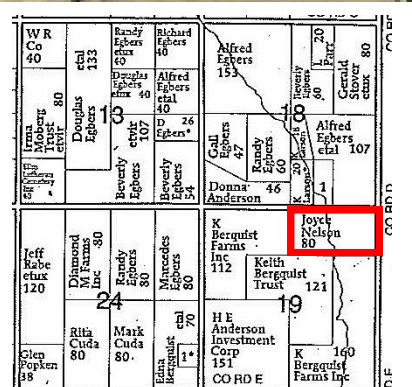
TL 2 19.76 Acres 19-20-9 and the E ½ NW ¼ NE ¼ 20 Acres 19-20-9 & the NE ¼ NE ¼ 40 Acres 19-20-9, All in Logan Township, Dodge County, Nebraska



2017 Taxes: \$ 4912.40

FSA Information:

Base Acres to be determined.



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 20, 2018. Full possession at closing with Tenant's Rights in place until March 1, 2019. Buyer to receive lease income for the 2018. 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 2017 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.

Owners:

Joyce Nelson Estate,

Sue Pressnall,

Personal Representative



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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

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