

# 237.03 +/- Acres Washington County FARMLAND AUCTION

Thursday, November 17, 2016 1:30 P.M.

**Auction Location: Arlington Senior Center, Arlinton, NE**

**Lallman Family LLC, Owners**



## Directions to Property:

From the Herman Scribner Road and Cr 7, Go South 3 1/2 miles to CR P10, then go East 2 1/4 miles to the center of the farm. Land sits on the North side. Watch for Signs.

From Spiker: Go West on CR P10 2 1/4 miles. Farm sits on the North side of the road. (CR P10 will turn and go back North 1/2 mile.) Watch for Signs.

## Legal Description:

The East Half of the Northeast Quarter of Section 13, Township 19 North, Range 9 and the North Half of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter and Tax Lot 6 of Section 18, Township 19 North, Range 10 East of the 6th P.M., Washington County, Nebraska

## FSA Information:

Corn Base: 104.53	PLC Yield Corn: 133	Pasture & Trees: 14.71
Bean Base: 104.57	PLC Yield Bean: 44	Acreage: 4.9
Farmland: 232.91	2015 Taxes: \$19,083.90	



**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 19, 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:

**Here is your chance to purchase a productive Washington County Farm that lays nice and is easy farming, along with buildings and grain bins.**

**Curt Lallman & Cindy Morris, Trustees**



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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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