

245 +/- Acres Cuming County Farmland Auction

To be Sold in 5 Tracts

Thursday, November 21, 2013

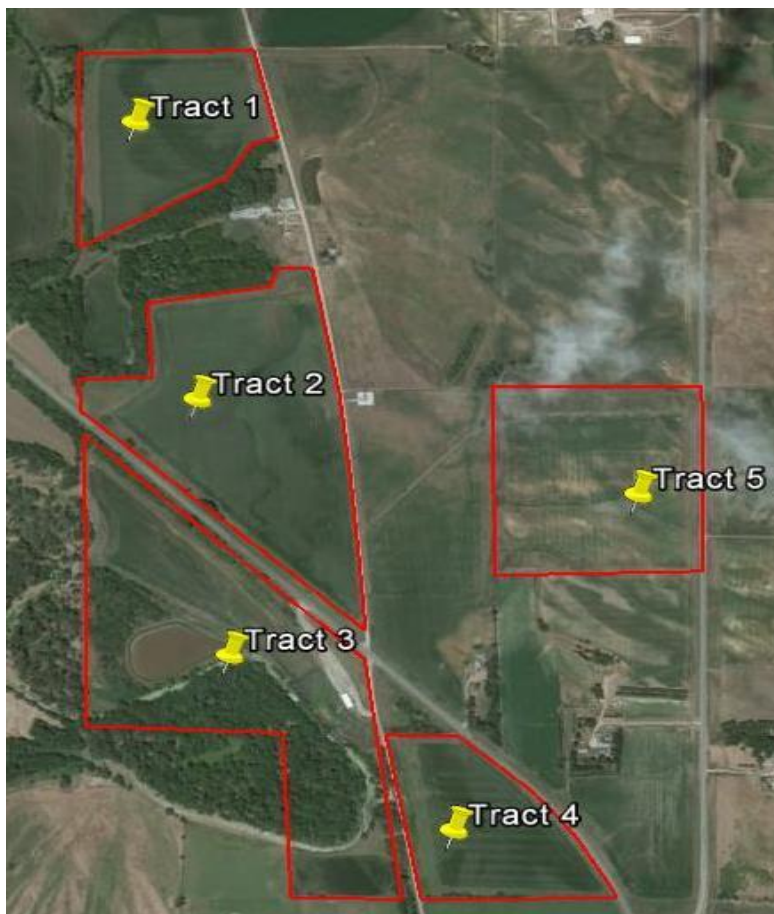
10:00 A.M.

Auction Location: Nielsen Community Center
West Point, Nebraska



See our Website for more information and soil types

Final Tract Acreage on Tracts 1-4 to be determined by survey. This will also be reflected in the final Legal Description and Property Tax amounts.



TRACT 1

Approximately 32.85 +/- Acres

Legal Description: PT TL 20 E ½ SW ¼ & W ½ SE 1/4, 15-22-6 (The final legal upon survey completion).

TRACT 2

Approximately 62.7 +/- Acres

Legal Description: PT TL 20 E ½ SW ¼ & W ½ SE 1/4, 15-22-6 and PT of 22-22-6 (The final legal upon survey completion).

TRACT 3

Approximately 82 +/- Acres

Legal Description: PT TLS 12, 17 & 24 & W ½ ADJ Railroad ROW, 22-22-6 AND PT TL 27, 22-22-6 (Former RR Land) PT TLS 11, 25 & 26, 22-22-6 (The final legal upon survey completion).

TRACT 4

Approximately 25.5 +/- Acres

Legal Description: PT TLS 11, 25 & 26, 22-22-6 (also included in Tract 3) (The final legal upon survey completion).

TRACT 5

The Tax Basis for this Tract are 41.62 +/- Acres

Legal Description: TL 20, E ½ NE ¼, 22-22-6

2012 Taxes: \$1,674.96

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 21, 2013. Possession at closing with Tenant's rights in place until March 1, 2014. 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 2013 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.



Les & Deb Smith, Owners
Thursday, November 21, 2013
10:00 A.M.
Nielsen Center
West Point, NE

Please Post!

Les and Deb
Smith
Owners

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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