

80 +/- Acres Washington County

FARMLAND AUCTION

Thursday, March 21, 2019 10:30 A.M.

Herman Legion Hall, Herman, Nebraska



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7228	Burchard clay loam, 6 to 11 percent slopes, eroded	6.7	8.3%
7234	Judson silty clay loam, 2 to 6 percent slopes	9.2	11.3%
8010	Ida silt loam, 6 to 11 percent slopes, eroded	9.9	12.3%
8097	Monona-Pohocco complex, 6 to 11 percent slopes, eroded	22.2	27.4%
8108	Napier-Nodaway-Gullied land complex, 0 to 60 percent slopes	5.9	7.3%
8136	Pohocco-Ida complex, 11 to 17 percent slopes, eroded	27.0	33.4%
Totals for Area of Interest		80.8	100.0%

Direction to Property:

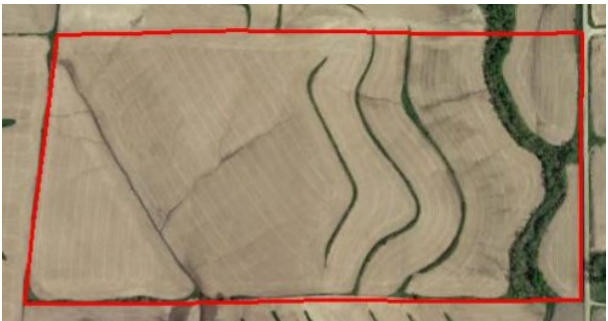
From County Rd 4 (Herman-Scribner Road) & County Rd. 13. Turn South and Continue for 2 miles. Farm sits on the West side of the Road. Watch for Signs.

Legal Description:

S 1/2 SE 1/4, Section 6, Township 19, Range 10 Grant Plat, 80 +/- Acres, Washington County, Nebraska. PID #890026334

Taxes: \$4,756.34

See olsonpearson.com for more details.



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 April 22, 2019. Possession of Property to be at closing with Tenants Rights in Place until March 1, 2020. Buyer to receive lease income for 2019. 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 2018 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.

Owner:

Magill Family Trust



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Auction Conducted By

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