

148.57 +/- Acres Burt County

FARMLAND AUCTION

Thursday, March 15, 2018

Listen to KTIC Radio for Weather
Cancellations.

10:30 A.M.

Auction Location: Oakland VFW Hall, Oakland, Nebraska



Direction to Property:

From Highway 77 & 51. Go 5 miles East on Hwy 51 to CR 21, then go 1/4 mile South. Land sits on the West side of the road. Watch for signs.

Legal Description:

The Northeast Quarter of Section 2, except road right of way as shown in Book 33 of Deeds at page 356, and in Book 38 of Deeds at page 573, Township 23 North, Range 9 East of the 6th P.M. Logan Township, Burt County, Nebraska

2017 Taxes: \$7,766.84

FSA Information:

Corn Base: 47.5 CC Yield: 147 Bean Base: 18.2 CC Yield: 35

Farmland: 106 Cropland: 122.44 Grass: 17

Balance - Creeks, Trees, Waterways and Roads: 25.23



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 16, 2018. Buyer will have the right to farm prior to closing. However, if Buyer is unable to close all work, cost of products applied will be forfeited. Full possession at closing. 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.

This land offers many opportunities for the hunter, investor, cow/calf operator, & farmer.

Owners: Rick Johnson & Sheila Parks



"The Key to your auction success"

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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