

# 180 +/- Acres Dodge County

## Farmland Auction

**Tuesday, September 18, 2012**

**10:30 A.M.**

**Auction Location: Mohr Auditorium  
Scribner, Nebraska**

### Directions to Property:

**From Scribner, Nebraska:** Go South of Scribner on County Road 14 (South of Eveland Supply) to County Road L. Go west to Co Rd 13. The farm sits on the southeast corner of the intersection.

**From Hooper, Nebraska:** Go south of town to County Road K. Take County Road K west to County Road 13. Go 1 mile south on County Road 13 to County Road L. The farm is on the southeast corner of the intersection.

### Legal Description:

**NW ¼ NW ¼ 39.67 A 31-19-7 Everett Twsp & E ½ NW ¼  
NE ¼ SW ¼ & TL 2 & 4 140 A Everett Twsp 31-19-7**

### FSA Information:

Corn Base: 87.9 Bean Base: 87.8

Cropland: 175.7 Acres

**Government Payment:** \$2,822.00

**2011 Taxes:** \$7,984.92

See our website  
for more  
information  
including soil  
types.

### 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 October 18, 2012, Full possession at closing with Tenant's Rights in place until March 1, 2013. 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 2012 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.



**Leroy & Norma Marquardt, Trust  
Stanley Marquardt and Marilyn Harms, Trustees**



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*Auction Conducted By*  
**OLSON PEARSON  
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114 North Main, P O Box 25, Hooper, NE 68031

Web Site: [www.olsonpearson.com](http://www.olsonpearson.com)

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114 N Main Street, P. O. Box 25  
Hooper, NE 68031

**Leroy & Norma Marquardt Trust**

**Tuesday, September 18, 2012**

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**Mohr Auditorium**

**Scribner, NE 68057**

**Please Post!**