

151.58 +/- Acres Washington County Farmland Auction

To Be Sold in Two Tracts

Thursday, September 20, 2012

10:30 A.M.

Auction Location: VFW Hall

108 N Main Street, Hooper, Nebraska

Directions to Property: On County Road 4 (Herman/Scribner Road) turn South on County Road 7 for two miles to County Road 8. **Tract 1** begins ½ mile west and sits on the south side of the road. It runs ½ mile east to west to County Road 5. For **Tract 2** turn at the intersection of Country Roads 7 & 8 and go east ½ mile. The property sits on the south side of the road and runs west to east ½ mile to County Road 9. OR go seven miles north at the intersection of Highway 91 and County Road 7 and follow the directions listed above. WATCH FOR SIGNS! No acreages are included in the sale.

Legal Description: **Tract 1** (N 1/2 NW 1/4 10-19-9) will consist of 78.56 +/- Acres **Tract 2** (N 1/2 NE 1/4 11-19-9) will consist of 73.02 +/- Acres.

FSA Information:

Tract 1-Corn Base: 39.2, Bean Base: 27.9

Tract 2-Corn Base: 23.9, Bean Base: 9.9

Cropland: **Tract 1** 75.4 **Tract 2** 35.5

Government Payment: (Approximate) **Tract 1** \$1,256
Tract 2 \$575

2012 Taxes: **Tract 1** \$3,163.40, **Tract 2** \$1,922.64

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 19, 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.

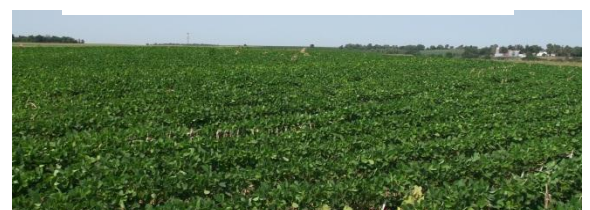
Conditions: This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold "as-is-where is" with no warranties or guarantees, expressed or implied, by Sellers or Auctioneers.

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.

Tract 1



Tract 2



Carrol & Peach Moseman Estate, Owner



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

Carrol & Peach Moseman Estate, Owner

Thursday, September 20, 2012

10:30 A.M.

VFW Hall

Hooper, NE 68031

PRST STD
US POSTAGE
PAID
Hooper, NE
PERMIT NO. 5

Auction Conducted By
**OLSON PEARSON
AUCTIONS & REALTY**

114 North Main, P O Box 25, Hooper, NE 68031

Web Site: www.olsonpearson.com

"The key to your auction success."

Sale Day Phone:

Ed: 402-380-2811

Dave: 402-380-5192

Carl: 402-380-2365

Jason: 402-380-0522

Dave S: 402-720-4590

Traci: 402-317-1024

Please Post!