

Farmland AUCTION

Tuesday, July 12, 2016 10:30 A.M.

**Auction Location: Nielsen Center,
200 Anna Stalp Ave, West Point, Ne**

120 +/- Acres Cuming County Farmland

40 +/- Acres Dodge County Farmland



Direction to Property:

From West Point - 7 West on Hwy 32 to 24th Road, then 1 mile North. Farm sits on the East Side of the Road.

Legal Description:

S1/2 of the SW1/4 and the NE 1/4 of the SW 1/4 all in Section 25, Township 22 North, Range 7 East, Cuming County, Nebraska. 120 +/- Acres.

FSA Information:

Corn Base: 58.50 PLC Yield Corn: 184

Bean Base: 58.50 PLC Yield Bean: 45

Cropland: 117.00

2015 Taxes: \$8,115.54



Direction to Property:

From Uehling, NE, Main St. Go West on Black Top to Dead End. Then 1/2 mile South to County Road B. Turn West, go 3 miles to County Rd 16, then 1/4 mile South. Farm sits on the East Side of the Road.

Legal Description:

S1/2 W1/2 of NW1/4 in Section 10, Township 20N, Range 7E, Dodge County, Nebraska. 40 +/- Acres.

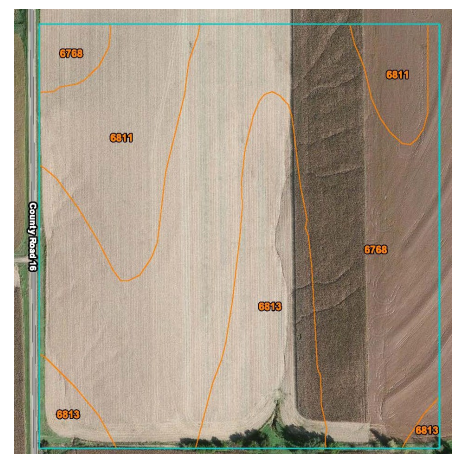
FSA Information:

Corn Base: 17.97 PLC Yield Corn: 146

Bean Base: 15.05 PLC Yield Beans: 48

Cropland: 38.9

2015 Taxes: \$2601.48



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 15, 2016. Possession of Property to be at closing with Tenants Rights in Place until March 1, 2017. 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 2016 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.

See olsonpearson.com for more details on the
Loran Pfeiffer Estate Auction.

**Loran Pfeiffer Estate,
Stanley Pfeiffer & Peggy
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