

Colfax & Dodge County

FARMLAND AUCTION

Tuesday, December 15, 2015

1:30 P.M.

Auction Location: Dodge Legion Hall

224 Oak St., Dodge, Nebraska



Tract 1 80.95 Colfax County Farmland

Legal Description:

The South 1/2 of the Northwest 1/4 of Section 14, T20N, R4E of the 6th P.M., Colfax County, Nebraska

Directions to Property:

From Hwy 91 and County Road 2 go 3 miles West on Hwy 91, turn South on County Road 17, and go 1/4 mile. Property sits on the East side of the Road.

FSA Information: 76.62 Acres of Cropland

2014 Taxes: \$3798.70

Auctioneer Notes:

Call Gerald Eikmeier at 402-380-2561 for more information on these 2 Tracts of Farmland.

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 30, 2015. Full possession at closing with Tenant's Rights in place until March 1, 2016. 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 2015 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.

**Roman H. Ruskamp
Trust, Owner**

**David R. Oelkers &
James L. Ruskamp,
Co-Trustees**



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Tract 2 - 136.22 +/- Acres Dodge

Legal Description:

A Tract of Land Located in the South 1/2 of Section 7, T20N, R5E of the 6th P.M. Dodge County Nebraska, & A Tract of Land Located in the SW 1/4 of Section 7, T20N, R5E of the 6th P.M., Dodge County, Nebraska

Directions to Property:

From Hwy 91 & County Road 2, Go 1/4 mile West on Hwy 91 to the East Edge of the Farm. Land is on the North Side of Hwy 91 and goes East to County Road 1.

FSA Information: 131.54 Acres of Cropland

2014 Taxes: To be determined at closing.

**For More Information, Survey & Soil Types Please See
Our Website at www.olsonpearson.com.**

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:

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