

# 80 +/- Acres Dodge County Farmland Auction

Friday, June 27, 2014

10:00 A.M.

**Auction Location: VFW Hall  
Hooper, Nebraska**

**Direction to Property:** From Scribner Herman Road and Highway 77, Go West on County Road F to Blinking Light (County Road 19), turn South on CR 19 for 2 miles turn West on County Road H for 1/2 mile. Farm sits on the North Side of the Road. Watch for Signs!



**Legal Description:** W 1/2 SE 1/4  
80 +/- Acres 1-19-7, Everett Township,  
Dodge County, Nebraska

**FSA Information:**

**Corn Base: 19.9**

**CC Yield: 98**

**Bean Base: 19.9**

**CC Yield: 41**

**Cropland: 79.35 Acres**



**2013 Taxes: \$5,123.66**

**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 July 25, 2014. Full possession at closing with Tenant's Rights in place until December 15, 2014. Buyer to receive credit of \$23,805.00 for 2014 cash rent 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 2013 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.

**Leola R  
Schafersman  
Estate,  
Owner**



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**Auction Conducted By**

**OLSON PEARSON AUCTIONS & REALTY**

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Sale Day Phone:

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