

# 40 +/- Acres Cuming County FARMLAND AUCTION

Thursday, April 6, 2017 10:30 A.M.

**Auction Location: Oakland VFW Hall, Oakland, NE**

**Owners: Joan Swanson, Sandra Swanson, Kim Janssen, Steve Swanson,  
Keith Swanson, Scott Swanson & Joseph Swanson**



## Directions to Property:

Hwy 32 and 77 on the South edge of Oakland. Go 7 miles West on Hwy 32 to 23rd Road. Go South 4 miles. Farm sits on the West side of the road. On the Northwest intersection of 23rd and C. Watch for Signs.

## Legal Description:

SE 1/4, SE 1/4 Section 22, Township 21N, Range 7E of the 6th P.M., Cuming County, Nebraska. 40 +/- Acres

## FSA Information:

Due to the 40 +/- Acres being split off of the adjoining farm, FSA information will be determined at a later date.



**2015 Taxes: \$2,878.22**

**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 April 24, 2017. Full possession 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 2016 and prior Real Estate Taxes will be paid by Seller. Sellers will give the Buyer the right to farm, but if unable to close, Earnest Deposit and all crop inputs will be forfeited. 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.

## Auctioneer's notes:

**A chance to buy a productive  
Cuming County Farm in a small  
tract to fit all buyers needs.**



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## 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](http://www.olsonpearson.com)

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