

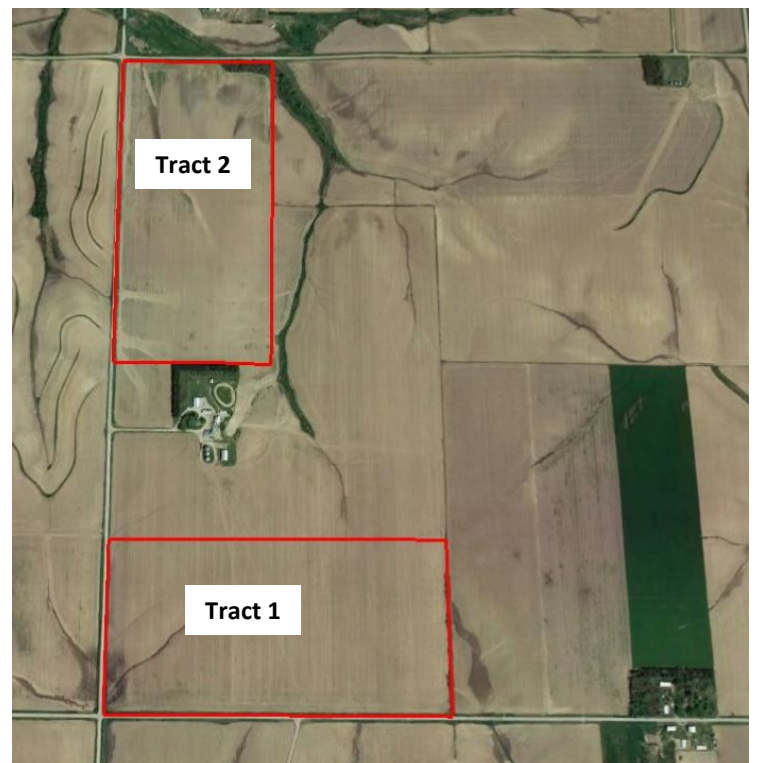
# 154.70 +/- Acres Burt County

# FARMLAND AUCTION

Tuesday, November 27, 2018

1:30 P.M.

Auction Location: Oakland VFW Hall, Oakland, Nebraska



## Selling in 2 Tracts

<b>Direction to Property:</b>	<b>Tract 1:</b>	From Hwy 77 & Co Rd H. Go 1 1/4 miles east to Co Rd 11. Property sits on the northeast corner of the intersection.
	<b>Tract 2:</b>	From Hwy 77 & Co Rd H. Go 1 1/4 miles east to Co Rd 11, turn north and go 1/2 mile. Property starts on the east side of the road and runs north to Co Rd I.
<b>Legal Description:</b>	<b>Tract 1:</b>	The South Half of the Southwest Quarter of Section 18, Township 21 North, Range 9 East of the 6 <sup>th</sup> P.M., Craig Township, Burt County Nebraska. 78.81 +/- Acres. Parcel ID# 425500700
	<b>Tract 2:</b>	The West Half of the Northwest Quarter of Section 18, Township 21 North, Range 9 East of the 6 <sup>th</sup> P.M., Craig Township, Burt County, Nebraska. 75.89 +/- Acres. Parcel ID# 425503200
<b>2017 Taxes:</b>	<b>Tract 1:</b>	<b>\$6,524.54</b>
	<b>Tract 2:</b>	<b>\$5,648.22</b>
<b>FSA Information &amp; Soil Maps upon request. Will be available on Sale Day.</b>		

**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 27, 2018. Possession of Property to be at closing with Tenants Rights in Place until March 1, 2019. 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 2018 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.

**Owners:**  
**Kent Tietjen**  
**&**  
**Carrie Mertes**



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**Auction Conducted By**

**OLSON PEARSON AUCTIONS & REALTY**

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

402-654-3370

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Sale Day Phone:

Ed: 402-380-2811 Carl: 402-380-2365