

212.16+/- Acres Burt County Farmland Auction

To be Sold in 3 Tracts

Tuesday, November 27, 2012

10:00 A.M.

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

Directions to Property: Go 3 Miles North of Oakland on Highway 77 to County Road O. Turn East for approximately 1 1/4 miles. Property sits on the North. Watch for signs.

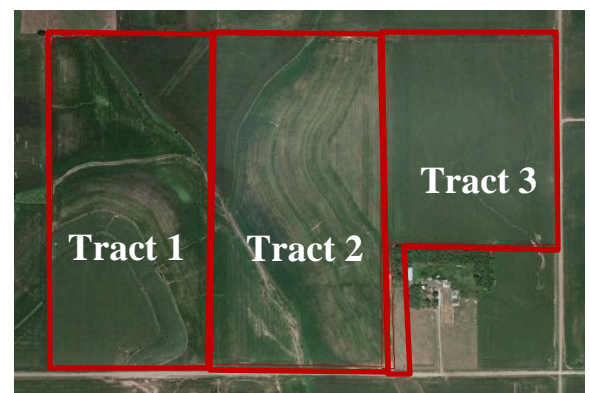
Legal Description and 2011 Taxes

Tract 1 – Tract of Land located in the E ½ SW ¼ Sec. 8 - 70.42 +/- Acres - Taxes \$3,139.68

Tract 2 – Tract of Land located in the W ½ SE ¼ Sec. 8 - 70.42 +/- Acres – Taxes \$3,212.10

Tract 3 – Tract of Land located in the E ½ SE ¼ Sec. 8 (Not to include Acreage)- 70.42 +/- Acres - Taxes \$3,540.44

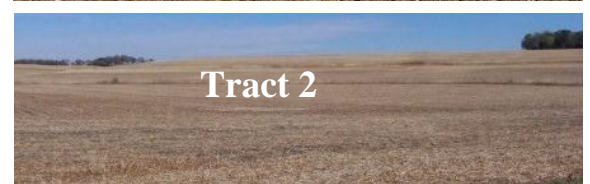
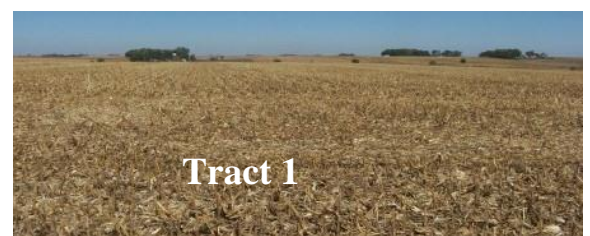
Survey On File



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 26, 2012, Full possession at closing with Tenant's Rights in place until March 1, 2013. 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 2012 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 makes 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.



**Marilyn Fischer, Steve Tietjen & Kent Tietjen
Owners**



114 N Main Street, P. O. Box 25
Hooper, NE 68031

Tietjen Land Sale

Tuesday, November 27, 2012

10:00 A.M.

VFW Hall

Oakland, NE 68045

Please Post!

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Web Site: www.olsonpearson.com

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Sale Day Phone:

Ed: 402-380-2811

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