

80 +/- Acres Cuming County

FARMLAND AUCTION

Thursday, February 26, 2015

10:30 A.M.

Auction Location: Uehling Auditorium

Uehling, Nebraska

Direction to Property:

5 miles East of West Point on Highway 32 to County Road 22, 5 miles South to County Rd B, then 1/2 mile East. Farm sits on the South Side of the Road. Watch for Signs!

Legal Description:

West 1/2 of the Northeast 1/4,
34-21N-7E, Cuming Plat, Cuming
County Nebraska, 80 +/- Acres

FSA Information:

Corn Base: 36.4

CC Yield: 157

Bean Base: 36.4

CC Yield: 48

Cropland: 74.14

2014 Taxes: \$4910.58



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 March 26, 2015. 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 2014 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.

Harold D. Wegner

Estate

Owner

Lori Stieren,

Personal Representative



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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