

40 +/- Acres Dodge County Farmland Auction

**Thursday, November 15, 2012
10:00 A.M.**

**Auction Location: VFW Hall, 108 N Main
Hooper, Nebraska**

Directions to Property: From Uehling, NE, go 3 1/2 miles south on Hwy 77 to County Road E. Turn east and go 1 1/4 miles. The land sits on the south side of road. Watch for signs.

Legal Description: NE 1/4 NW 1/4 25-20-8E

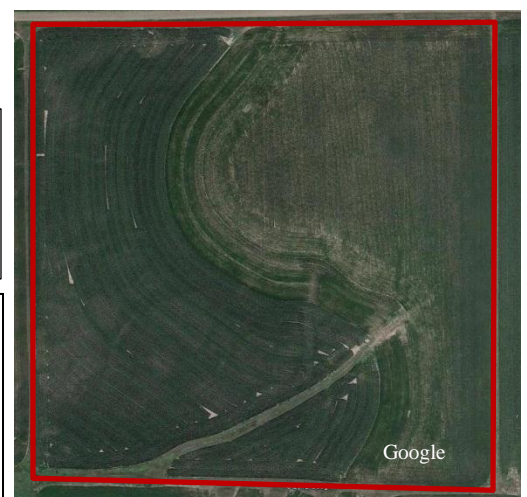
Logan Twsp Dodge County, NE

FSA Information: Corn Base: 20

Bean Base: 20

Total Cropland Acres: 40.7

The farm is rented
for the 2013 crop
year on a 60/40
basis-see Terms



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 14, 2012, Full possession at closing with tenant's rights in place until March 1, 2014. **Farm is rented out for the 2013 growing season with a 60/40 lease. Owner pays 40% of fertilizer and 40% of chemicals and will receive 40% of crop.** 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 2011 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.



Floyd E. White Trust, Owner
Robert White Trustee



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**Auction Conducted By
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114 N Main Street, P. O. Box 25
Hooper, NE 68031

Floyd E. White Trust

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VFW Hall

Hooper, NE 68031

Please Post!

Sale Day Phone:
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