

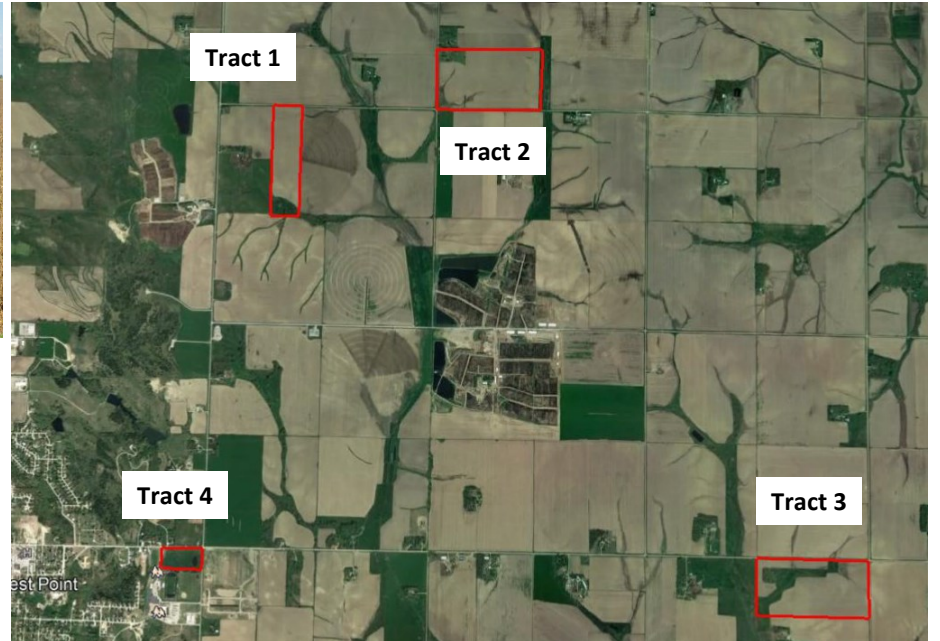
214.18 +/- Acres Cuming County

FARMLAND AUCTION

Tuesday, November 20, 2018

10:30 A.M.

Auction Location: Nielsen Center, West Point, Nebraska



Selling in 4 Tracts

Directions to Property:

Tract 1: County Rd 18 and highway 32 turn north and go 3 miles north to county road J the turn east 1/4 of a mile property starts on the south side of the road.

Tract 2: County Rd 18 and highway 32 turn north go 3 miles to county road J the go 1 mile east to the corner of J and county road 19 property starts on the northeast corner of the intersection.

Tract 3: From highway 32 and County Rd 21 go one mile north property sits on the southwest corner of the intersection.

Tract 4: From Highway 32 and 18th Rd., Go 1 mile North to H Road, turn west and go approx. ¼ mile. Property sits on the south side of the road. Contains a Quonset that is approximately 50X100.

Legal Description:

Tract 1: W1/2 E1/2 NW ¼, 24-22-6, 40 Acres, Cuming County, Nebraska

2017 Taxes: Tract 1: \$2,659.78

Tract 2: TL8 & TL9 (SW ¼) 18-22-7, 83.33 Acres, Cuming County, Nebraska

2017 Taxes: Tract 2: \$5,524.40

Tract 3: N ½ NE ¼, 32-22-7, 80 Acres, Cuming County, Nebraska

2017 Taxes: Tract 3: \$4,363.40

Tract 4: TL78 (NE ¼ NE ¼), 35-22-6, 10.858ACADD J WPC, Cuming County, Nebraska

2017 Taxes: Tract 4: \$849.38

FSA Information & Soil Maps upon request. Will be available on Sale Day.

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 20, 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.

Owner:

Scott Groth Estate -

Jim & Stan Groth,

Co Personal Representatives



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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

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Sale Day Phone:

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

