

40 +/- Acres Washington County **FARMLAND AUCTION**

Tuesday, December 8, 2020 10:30 A.M.

Hooper Legion Hall, Hooper, Nebraska



Directions to the Property:

From Hwy 77 and J Road (Winslow - Immanuel Road) go East 4 miles on County Rd J. Turn South on County Rd 3 2 miles to County Rd 16, go West 1 mile, turn South at the T on P1 for 1/4 mile. Property sits on the East side of the road.

From Hwy 91 and County Rd 3. Go North 1 mile to 18, go west approx. 1/4 mile to County Rd (P1) , Turn North and go 2 miles. Property sits on the North side of the road. Watch for Signs.

Legal Description: The Southeast Quarter of the Northwest Quarter Section 32, Township 19, Range 9, Fontanelle Township, Washington County, Nebraska, 40 +/- Acres.

2019 Taxes: \$2,670.62

Soil Map and FSA Information upon request.

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 January 15, 2021. Possession of Property to be at closing, with Tenants Rights in Place until March 1, 2021. 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 2020 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.

See olsonpearson.com for more details.

Owners:
Ruth Brown
and
Mary Drott



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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

