

# 90.78 +/- Acres Dodge County—2 Tracts

## FARMLAND AUCTION

Tuesday, January 19, 2021 10:30 A.M.

Mohr Auditorium, Scribner, Nebraska



### Directions to the Property:

**From Snyder**—Go South on Hwy 79 approximately 1 1/2 miles. Tract 1 sits on the East side of the Road. Tract 2 Sits on the West side of the Road. Watch for Signs.

**From North Bend**—Go North on Hwy 79 for approximately 14 1/2 miles. Tract 1 sits on the East side of the Road. Tract 2 Sits on the West side of the Road. Watch for Signs.

### Legal Description:

**Tract 1:** The Southeast Quarter of the Northwest Quarter & Tax Lot 7, Section 30, Township 20, Range 6, Dodge County, Nebraska. 73.08 +/- Acres

**Tract 2:** Tax Lot 4, Section 25, Township 20, Range 5, Dodge County, Nebraska. 17.7 +/- Acres.

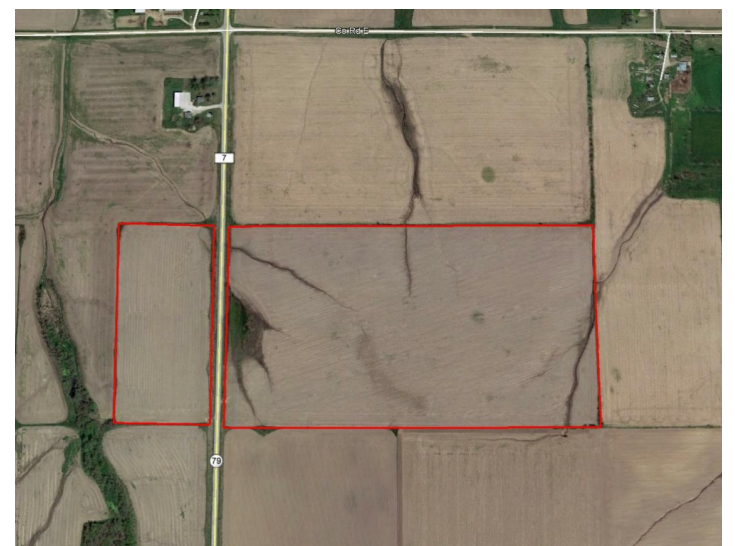
**2019 Taxes:** Tract 1: \$4,867.10 Tract 2: \$ 1,129.16

**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 February 19, 2021. Possession of Property to be 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 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](http://olsonpearson.com) for more details.

### Owners:

Kathleen Ferris, Elaine  
Gilsdorf, Margaret Moravec,  
Stephen Dirkschneider,  
Paul Dirkschneider,  
Debra Dirkschneider, &  
Jolene Dirkschneider



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Auction Conducted By

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