

14.32 +/- Acres Dodge County

FARMLAND AUCTION

Thursday, November 21, 2019

10:30 A.M.

Nickerson Fire Hall, Nickerson, Nebraska



Direction to Property:

From Nickerson Hwy 91 and Walnut St. Go South approx. .3 miles to Property. Property sits on the West side of the Road. Watch for Signs.

Legal Description:

Tax Lot 40 that part of the SE 1/4 SE 1/4 NW 1/4 and S 1/2 NE 1/4 SE 1/4 NW 1/4 of Section 13, Township 18N, Range 8 East of the 6th P.M., Dodge County, Nebraska, 14.32 +/- Acres

2018 Taxes: To be determined at closing.

FSA Information:

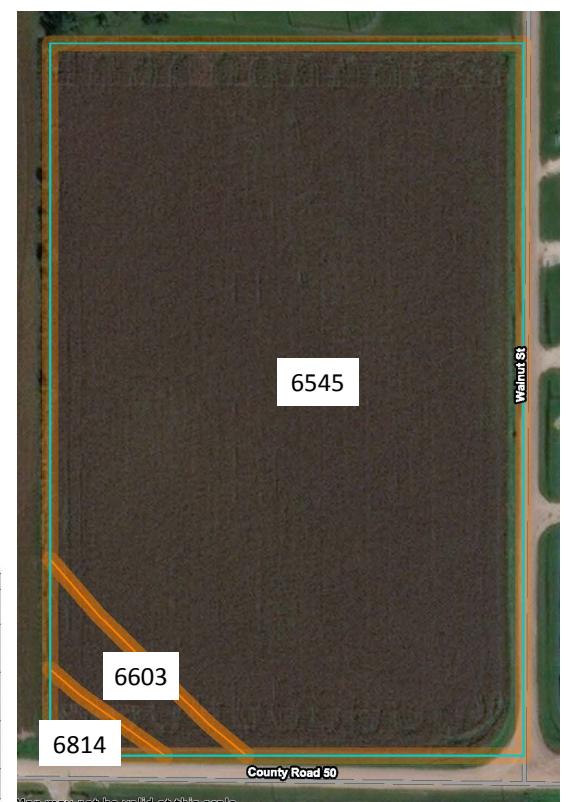
Corn Base: 6.9 CC Yield: 133

Bean Base: 6.6 CC Yield: 43

Farmland: 13.54

Cropland: 13.54

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	13.4	94.6%
6603	Alcester silty clay loam, 2 to 6 percent slopes	0.6	4.0%
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	0.2	1.4%
Totals for Area of Interest		14.1	100.0%



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 23, 2019. 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 2019 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:

Randy Fauss, Steve Fauss &
Tereasa Dose



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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