

73.64 +/- Acres Colfax County

FARMLAND AUCTION

Tuesday, March 6, 2018

Listen to KTIC Radio for Weather
Cancellations.

10:30 A.M.

Auction Location: Clarkson Fire Hall, Clarkson, Nebraska



Direction to Property:

From Clarkson Turn and Hwy 91. Go 1 mile West, Turn North Continue 1 Mile to County Rd X. Property sits on the Southwest Corner of the Intersection. Watch for Signs.

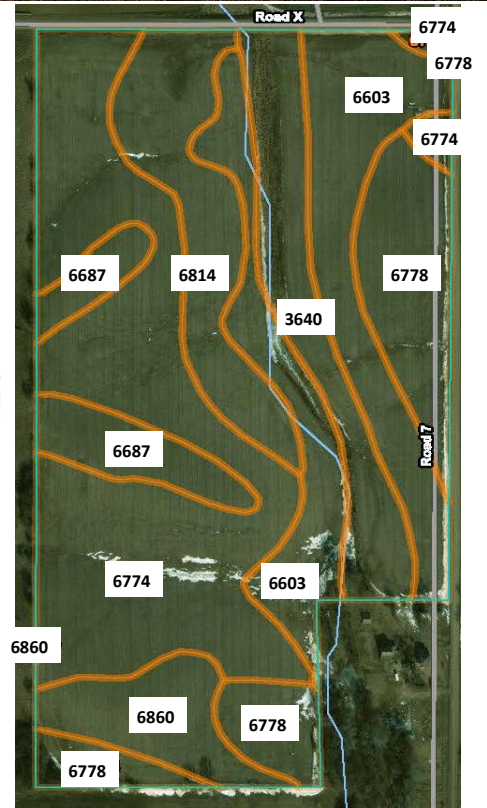
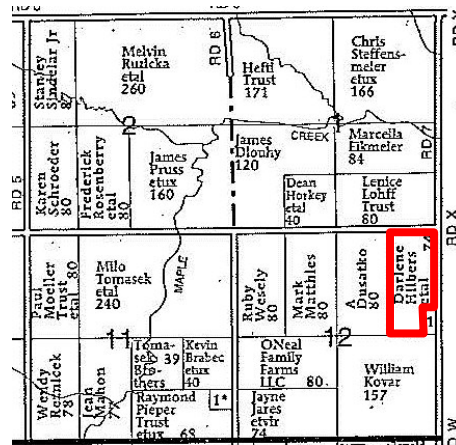
Legal Description:

The East Half of the Northeast Quarter, Exc. Tract 630' X 440' in the SE Corner, Section 12, Township 20N, Range 2E of Colfax County, Nebraska. 73.64+/- Acres.

2017 Taxes: \$ 3657.54

FSA Information:

Corn Base: 39.3 CC Yield: 128
Bean Base: 27.3 CC Yield: 32
Farmland: 70.97 Cropland: 68.15



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 April 6, 2018. Full possession 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 2017 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.

Owners:
Janis Wendt

and

Jeri Janecek



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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Sale Day Phone:

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