

126.27 +/- Acres Cuming County **FARMLAND AUCTION**

Tuesday, January 18, 2022 10:30 A.M.

Nielsen Community Center, West Point, Nebraska



Directions to the Property:

From Bancroft—Go West on Highway 51 approx. 5 miles. Turn left onto 19th road for 2 miles. Turn left onto Q Rd.

Property sits on the Northeast Corner. Watch for Signs.

From West Point— Go North on Highway 9 for 8 miles. Turn right go 2 miles on Q Rd.

Property sits on the Northeast Corner. Watch for Signs.

Legal Description:

126.27 +/- Acres located in the E ½ SW ¼ & NW ¼ SW ¼, and in the SW ¼ SW ¼ Section 7- Township 23- Range 7E, Neligh Plat, Cuming County, Nebraska—Acreage to be split out and sold separately.

2020 Taxes: \$7,995.24—this amount includes the acreage that will be sold separately.

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 18, 2022. Possession of Property to be at closing with Tenants Rights in Place until March 31, 2022 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 2021 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.

Auctioneer Comments:

Productive Cuming County Farmland. Would work well with anyone's operation.

Owners:

**Kathie G Munderloh Estate,
Nancy Rochlitz,
Personal Representative**



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

114 North Main, P O Box 25, Hooper, NE 68031

402-654-3370

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