

# 35.01 +/- Acres Dodge County Farmland Auction

Friday, March 15, 2013

10:00 A.M.

**Auction Location: Uehling Auditorium  
Uehling, Nebraska**

## Directions to Property:

From Uehling DeHy south of town, go south on Hwy #77 1½ miles. Property is on the east side of the road.

## Legal Description:

TL 2 35.01A 14 20 8 (NW ¼ SW ¼)  
Logan Township Dodge County Nebraska

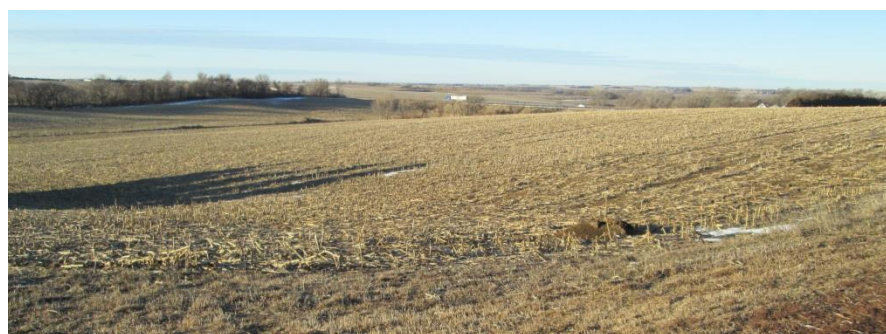
## FSA Information:

Corn Base: 20.6 Bean Base: 10.6

Cropland: 32.3 Acres

**Government Payment: \$539.00**

**2012 Taxes: \$1,481.86**



Land is rented out for the 2013 crop season for \$200.00 per acre.



## 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 19, 2013. Full possession at closing with Tenant's Rights in place until the 2013 crops have been harvested. The rent of \$200.00 per acre on the 32.2 acres for the 2013 growing season will be paid to the Buyer with half due at closing and the other half will be paid on September 1, 2013. 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 2012 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.



**Patricia Johnson Estate, Owner**



114 N Main Street, P. O. Box 25  
Hooper, NE 68031

**Patricia Johnson Estate, Owner**

Friday, March 15, 2013

10:00 A.M.

**Uehling Auditorium**

Uehling, NE 68063

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*Auction Conducted By*  
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**Please Post!**