

40 +/- Acres Dodge County FARMLAND AUCTION

Thursday, April 13, 2023 10:30 A.M.

Uehling Auditorium, Uehling, Nebraska



Directions to the Property:

From Hwy 275: Turn East on County Rd B. Go 5 1/2 Miles to Property. Property sits on the Northwest Corner of County Rd 16 Blvd and B. Watch for Signs.

From Uehling: Go North to County Rd A and Hwy 77. Turn West on A and go 6 1/2 Miles to the County Line Church. Turn South on B Blvd for 1 mile. Property sits on the Northwest Corner of County Rd 16 Blvd and B. Watch for Signs.

Legal Description: Southeast Quarter of the Southwest Quarter, Section 3, Township 20, Range 7e, Dodge County, Nebraska. 40 +/- Acres

2022 Taxes: \$2,421.70

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 May 13, 2023. Possession of Property to be at closing. Buyer will obtain early possession, with the understanding if they can not close on the property that all inputs and improvements made to the property will be forfeited. 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 2022 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:

Leon Pfeiffer, Trust

Mark Christopher, Trustee



Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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

402-654-3370

Web Site: www.olsonpearson.com

"The key to your auction success."

Sale Day Phone:

Ed: 402-380-2811 Carl: 402-380-2365

See olsonpearson.com for more details.

"The Key to your auction success"

