

72.60 +/- Acres Cuming County

FARMLAND AUCTION

November 30, 2023 10:30 A.M.

Oakland Vet Building, Oakland, Nebraska



Legal Description:

TL 2 in the Northeast Quarter Northeast Quarter and the Northwest Quarter Northeast Quarter in Section 13, Township 22, Range 7, Cuming County, Nebraska. 72.60 +/- Acres

2022 Taxes: \$5,570.60

Directions to the Property:

From Oakland: Go West on Hwy 32 approx. 4.3 miles. Turn North on County Rd 25 and go 4 miles. Property sits on the Southwest Corner of the intersection of 25th Rd and Co. Rd K.

From West Point: Go East on Hwy 32 approx. 8 miles. Turn North on County Rd 25 and go 4 miles. Property sits on the Southwest Corner of the intersection of 25th Rd and Co. Rd K.

Soil Map and FSA Information upon request.

Land is Rented out for 2024.

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 28, 2023. Possession of Property to be at closing Tenant's Rights in Place until March 30, 2025. 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 2023 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.

Owner:

LaVonne Sanders Estate
Kurt Sanders and
Joni Pearson,
Personal Representatives

See olsonpearson.com for more details.



"The Key to your auction success"

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."

Ed: 402-380-2811

Carl: 402-380-2365

Gerald: 402-380-2561

Mike: 402-380-2772

Traci: 402-317-1024

