

40 +/- Acres Dodge County **FARMLAND AUCTION**

Thursday, November 17, 2022 10:30 A.M.

Hooper Fire Hall, Hooper, Nebraska



Directions to the Property:

From Highway 77 and County Rd G. Go East for 1 mile, Turn South on County Road 23 and go about 1/2 mile. Property sits on the East Side of the Road. Watch for Signs.

Legal Description:

Northwest Quarter of the Southwest Quarter, Section 1, Township 19, Range 8E, Dodge County, Nebraska, 40 +/- Acres

2021 Taxes: \$2,641.36

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 December 17 2022. Possession of Property to be at closing with Tenants Rights in Place until December 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 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:

**Glenice Gibson
& Mary Sasse**



Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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Web Site: www.olsonpearson.com

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Sale Day Phone:

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See olsonpearson.com for more details.

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