

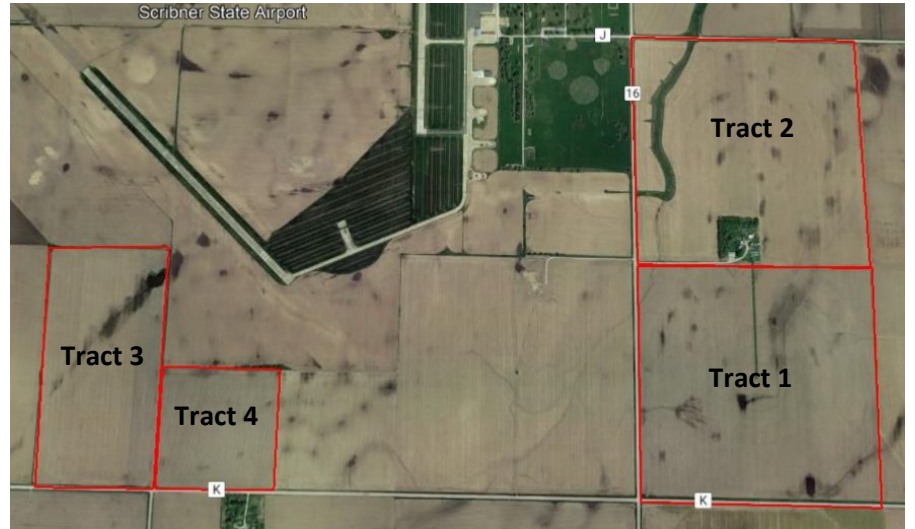
# 4 Tracts—440 +/- Acres Dodge County

# FARMLAND AUCTION

Thursday, August 11, 2022 10:30 A.M.

Bid Online at  
Olsonpearson Live

Hooper Fire Hall, 300 E Fulton, Hooper, Nebraska



#### Directions to the Property:

**Tracts 1 & 2:** From Hwy 275 and County Rd 16. Go South for approx. 1.8 Miles. Tract 1 & 2 sit on the East side of the Road. Watch for Signs.

**Tract 3 & 4:** From Hwy 275 and County Rd 16, Go South for Approx. 2.3 miles to County Rd K. Turn West and go approx. 1 mile. Property sits on the North Side of the Road. Watch for Signs.

#### Legal Description:

**Tract 1:** Southwest Quarter in Section 22, Township 19, Range 7, Dodge County, NE. Exact Legal to be Determined by the Survey. Approx. 160 +/- Acres

**Tract 2:** Northwest Quarter in Section 22, Township 19, Range 7, Dodge County, NE. Exact Legal to be Determined by the Survey. Acreage to be included. Approx. 160 +/- Acres

**Tract 3:** East Half of the Southeast Quarter 80 +/- Acres in Section 20, Township 19, Range 7, Dodge County, NE

**Tract 4:** Southwest Quarter of the Southwest Quarter 40 +/- Acres in Section 21, Township 19, Range 7, Dodge County, NE.

#### 2021 Taxes:

Tract 1: \$9,110.62

Tract 2: \$11,050.16

Tract 3: \$4,848.00

Tract 4: \$2,462.52

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 15, 2022. Possession of Property to be at closing with Tenants Rights in Place until February 28, 2023. 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:

Garry Willnerd, Diane Biram,  
Bruce Willnerd, Joel Willnerd



#### 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](http://www.olsonpearson.com)

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