

80 +/- Acres Dodge County FARMLAND AUCTION

November 21, 2023 10:30 A.M.

Mohr Auditorium, Scribner, Nebraska



Legal Description:

North Half Southeast Quarter Section 29, Township 19, Range 6, Dodge county, Nebraska. 80+/- Acres.

2022 Taxes: \$5,414.54

Directions to the Property:

From Snyder: Go South on Hwy 79 go 7 miles to Co Rd K. Go East on County Rd K for 2 miles. Go South on Co Rd 9 for approx. 1/2 mile. Property sits on the West side of the Road.

From North Bend: On Hwy 79 go North 8 miles to Co Rd K. Go East on Co Rd K for 2 miles. Go South on Co Rd 9 for approx. 1/2 mile. Property sits on the West side of the Road.

From Scribner: Go South on Co Rd 13 Blvd for approx. 3.7 miles. Turn West on J for approx. 1/2 mile. Turn South on Co Rd 13 for approx. 1 mile to Co Rd K. Turn West on Co Rd K and go approx. 4 miles. Go South on Co. Rd 9 for approx. 1/2 mile. Property sits on the West side of the Road.

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 21, 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 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:

James Dahl



See olsonpearson.com for more details.

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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

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Ed: 402-380-2811

Carl: 402-380-2365

Gerald: 402-380-2561

Mike: 402-380-2772

Traci: 402-317-1024

