

40 +/- Acres Colfax County

FARMLAND AUCTION

Monday, November 25, 2019

1:30 P.M.

Dodge Legion Hall, Dodge Nebraska



Direction to Property:

On Highway 30 from Rogers: Go West to County Road 18, Turn North, go 8 miles North to Property. From Dodge area on Highway 91. Go 3 miles West from the Dodge Exit on Highway 91 to County Rd 18. Turn South, go 9 miles South to Property. Watch for signs. Property sits on the Corner of County Rd 18 and County Rd N.

Legal Description:

Section 35, Township 19, Range 4E, NE 1/4 NE 1/4, 40 +/- Acres, Colfax County, Nebraska.

2018 Taxes: \$2.951.90

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 27, 2019. Possession of Property to be at closing, with Tenants Rights in Place until March 31, 2020. 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 2019 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.

See olsonpearson.com for more details.

Owners:

Janet Horner, Daniel Uherka
& Norman Uherka



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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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Sale Day Phone:

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

