

FARMLAND AUCTION

120 +/- Acres Sold in 3 Tracts
40 +/- Dodge County & (2) 40 +/- Colfax County

November 7, 2023 1:30 P.M.

Dodge VFW Hall, Dodge, Nebraska

TRACT 1



Legal Description:

40 +/- Acres located in the Northeast Quarter of the Southeast Quarter, Section 4, Township 19, Range 6, Dodge County, Nebraska

2022 Taxes: \$2,526.88

Directions to the Property:

From Scribner: Go West on County Rd F for approx. miles. Turn South on Co Rd 10 and continue approx. 1 1/2 miles. Property sits on the West side of the Road

From Snyder: Go south on Hwy 79 approx. 2 1/2 miles to Co Rd F. Turn East and go 3 miles. Turn South on Co Rd 10 and continue approx. 1 1/2 miles. Property sits on the West side of the Road.

Soil Map and FSA Information upon request.

TRACT 2



Legal Description:

40 +/- Acres in the Northwest Quarter of the Southwest Quarter of Section 12, Township 19, Range 3, Colfax County, Nebraska

2022 Taxes: \$2,967.98

Directions to the Property:

From Schuyler: Go North on Hwy 15 for 11 miles to Co Rd Q. Turn East and go 1 mile. Turn North on Co Rd 12 and go approx. 1/2 mile. Property sits on the West side of the Road.

From Hwy 91 and Hwy 15 Intersection. Go South on Hwy 15 approx. 5 miles to Co Rd R. Turn East and go 1 mile. Turn South on Co Rd 12 and continue about 1/2 mile. Property sits on the West side of the Road.

Soil Map and FSA Information upon request.

TRACT 3



Legal Description:

40 +/- Acres in the Southeast Quarter of the Southeast Quarter of Section 7, Township 18, Range 4, Colfax County, Nebraska

2022 Taxes: \$1,853.92

Directions to the Property:

From Schuyler: Go North on Hwy 15 for 5 miles to Co Rd K. Turn East and go 3 miles. Property sits on the Northwest side of the Road at the Corner of Co. Rd K and Co. Rd 14.

From Hwy 91 and Hwy 15 Intersection: Go South on Hwy 15 approx. 12 miles to Co Rd K. Turn East and go 3 miles. Property sits on the Northwest side of the Road at the Corner of Co. Rd K and Co. Rd 14.

CRP Contract has been cancelled on this property.

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 7, 2023. Possession of Property to be at closing, with Tenant's Rights in Place until Feb. 28, 2024. 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:

Sherryl Kment Estate,
Jay and Jeff Kment,
Personal Representatives

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

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