

# 102.19 +/- Acres Butler County FARMLAND AUCTION

November 8, 2023 1:30 P.M.

Bellwood Community Center, 710 Esplanade, Bellwood, Nebraska



#### Legal Description:

102.19+/- Acres located the Northeast Quarter of the Northwest Quarter in Section 19, Township 16, Range 1 and a Partial Tract Located in Section 19, Township 16, Range 1, Butler County, Nebraska

2022 Taxes: \$5,888.70

#### Directions to the Property:

**From Bellwood:** Go West on Highway 64 for approx. 6.7 miles. Turn North on Hwy 81 for one mile. Go East on 42 Rd for .3 mile to Property. Property Sits on the South Side of the Road. Watch for Signs.

**From Columbus:** Go South on Hwy 81 for approx. 5 miles. Go East on 42 Rd for .3 miles to Property. Property sits on the South Side of the Road. Watch for Signs.

#### Soil Map and FSA Information upon request.

2 Active Irrigation Wells and 1 Active Livestock Well on the Property. Irrigation Pipe to convey with the property. Pipe Trailers belong to the Tenant. See [olsonpearson.com](http://olsonpearson.com) for more details.

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

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