

# Dodge & Saunders County, NE LAND AUCTION

Two Tracts 120 ACRES (More or Less)  
Friday – November 9, 2012 – 10:00 A.M.

North Bend, Nebraska

Auction to be held at: VFW Club  
Main Street, North Bend, NE

## Christensen Family - Owners

**LOCATION:** Tract 1 is located 4 miles North and 2 miles East of North Bend, NE. Tract 2 is located 2 miles West and 1/4 mile North of Prague, NE.

**LEGAL DESCRIPTION:** Tract 1 - 80.0 ac.: N1/2NE1/4 Sec. 21, T18N, R6E of the 6<sup>th</sup> P.M. Dodge County, NE

Tract 2 - 40.0 ac.: NE1/4SE1/4 Sec. 33, T16N, R5E of the 6<sup>th</sup> P.M. Saunders County, NE



**MINERAL RIGHTS:** All mineral interests owned by the Seller will be conveyed to the Buyer.

**PROPERTY TAXES:** Property taxes for 2011 and all prior years will be paid by the Seller prior to closing. Seller will pay for the 2012 taxes in the form of a credit to the Buyer at closing. Closing credit will be based on the 2011 taxes. Buyer will pay the 2012 taxes when due. Buyer will assume 2013 and all future taxes. The 2011 taxes were as follows: Tract 1 - \$3,340.84, Tract 2 - \$942.30.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record.

**SURVEY:** No survey of the property will be provided. If the Buyer chooses to survey the property it will be at the Buyers expense. There will be no adjustments to the final sales price if a surveyed acreage results in more or less area than reported taxable acres.

**METHOD OF SALE:** These properties will be offered as two independent tracts with no further separation or combinations. Bids on the property shall remain open until the Auctioneer announces that the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder (s) will enter into a real estate contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or about November 26, 2012. Sale shall **not** be contingent upon Buyer financing. Please arrange any financing needs with your lender in advance of sale. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

**CONVEYANCE & TITLE:** Sellers will furnish the successful bidder a Warranty Deed. Sellers shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between Seller and Buyer. Any mortgagee policy costs will be charged to the buyer.

**POSSESSION:** Possession of the land will be granted upon completion of final closing subject to current leases expiring February 28, 2013.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the Auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer.

*PLEASE SEE OTHER SIDE FOR AERIAL MAPS.*

**PROPERTY DESCRIPTION:** Tract 1 has 77.55 acres of nearly level non-irrigated cropland. Soils consist of all highly productive Gibbon loam series. (66.28 acres certified irrigated by adjacent landowners pivot)

**BIOSOLIDS - 800 tons of Fremont Department of Utilities Biosolids to be applied in the fall of 2012 is included with the sale. Cost of the biosolids was \$8,000 and paid for by the sellers.** Nutrient analysis of the biosolids product is available upon request.

Tract 2 has 34.3 acres of non-irrigated cropland. Soils consist of Pohocco silty clay loam & Yutan series soils.

**FSA DATA:**

<b>Tract 1 - Cropland</b>	77.55 Acres
Corn Base	38.5 Ac Direct Yield 122 bu./ac CC Yield 129 bu./ac
Soybean Base	38.5 Ac Direct Yield 27 bu./ac CC Yield 33 bu./ac
<b>Tract 2 - Cropland</b>	34.3 Acres
Corn Base	13.8 Ac Direct & CC Yield 83 bu./ac
Soybean Base	14.5 Ac Direct & CC Yield 24 bu./ac
Wheat Base	3.2 Ac Direct & CC Yield 36 bu./ac

FOR ADDITIONAL INFORMATION CONTACT:



## PATHFINDER COMPANY

Farm Management & Real Estate Services

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**AERIAL VIEWS OF THE PROPERTY**

