

# Dodge County, Nebraska

# LAND AUCTION

80 Acres (More or Less)

Friday – August 30, 2013 – 10:00 A.M.

North Bend, Nebraska

Auction to be held at: VFW  
Main Street – North Bend, Nebraska

Francis J. & Patricia J. Minarick Trust - Owner

**LOCATION:** Ten miles north of North Bend, NE on Hwy. # 79 to County Rd. J, then east one-half mile. The farm is on south side of road.

**LEGAL DESCRIPTION:** The North One-half of the Northeast Quarter in Section 19, Township 19 North, Range 6 East of the 6<sup>th</sup> P.M., Dodge County, NE; 80 acres more or less.

**PROPERTY DESCRIPTION:** The farm contains approximately 68 acres of non-irrigated cropland. CRP contract on 5.5 acres expires Sept. 30, 2013. Farm is gently rolling with excellent Moody and Nora silty clay loam soils. Some Calco silty clay loam. Older set of farm buildings with house and three metal grain bins.

**PROPERTY TAX:** The 2012 taxes \$3,366.48.

**FSA INFORMATION:** The farm has an excellent corn base of 40.4 acres and soybean base of 22.9 acres.

**EXCELLENT CROP INSURANCE PRODUCTION HISTORY:** Corn 162 Bu.; Soybeans 55 Bu.

**MINERAL RIGHTS:** Seller's mineral rights, if any will be conveyed to Buyer.

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

**SURVEY:** No survey of property will be provided. If Buyer chooses to survey the property, it will be at Buyer's expense. There will be no adjustment to the final sale price if a survey results in more or less area than reported as taxable acres.

**METHOD OF SALE:** The property will be offered as one tract with no further separation or combination. 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 will enter into a real estate purchase 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 or transferred to closing agent 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 1, 2013. **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:** Seller will furnish the successful bidder a Trustee Warranty Deed. Seller 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 the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer.

**POSSESSION:** Possession of the farm will be granted upon completion of final closing subject to existing tenant's rights. Full possession on March 1, 2014.

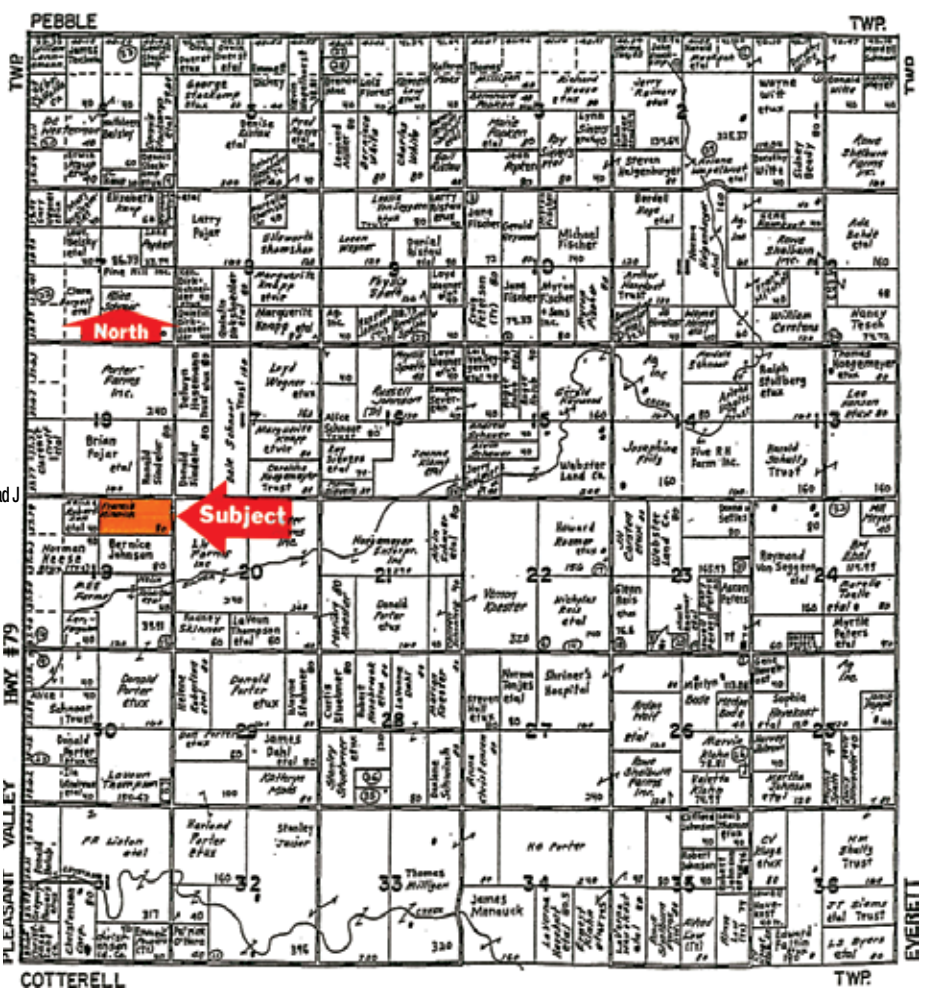
**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

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



## RIDGELEY

TOWNSHIP 19 NORTH-RANGE 6 EAST OF 6TH P.M.



PLEASE SEE OTHER SIDE FOR AERIAL MAP.

FOR ADDITIONAL INFORMATION CONTACT:



## PATHFINDER COMPANY

Farm Management & Real Estate Services

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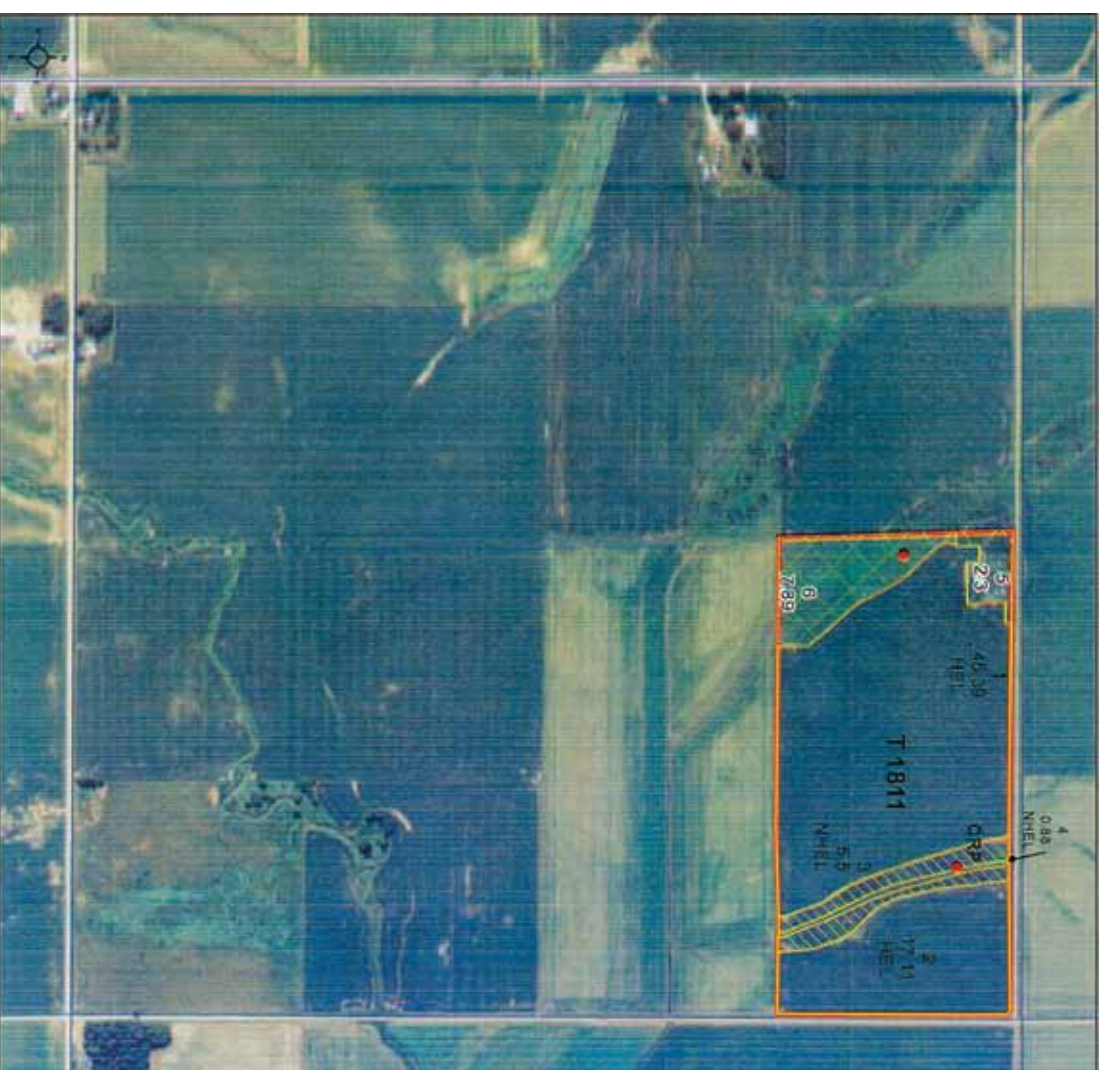
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**AERIAL VIEW OF THE PROPERTY**

