

# Dodge County, Nebraska

# LAND AUCTION

96 Acres (More or Less)

**Friday – February 25, 2011 – 10:00 A.M.**

Snow date: Monday, February 28th (KTIC radio)

**Hooper, Nebraska**

Auction to be held at: American Legion  
108 N Main Street – Hooper, NE

**Margaret (Peggy) Robley – Owner**



**LOCATION:** Two miles east of Winslow and one half mile south on Road 24 Blvd.

**LEGAL DESCRIPTION:** The North Half of the Southeast Quarter (N1/2SE1/4) and Tax lot 19 in Section 19, Township 19 North, Range 9 East of the 6<sup>th</sup> P.M., Dodge County.

**PROPERTY DESCRIPTION:** The farm contains 76.25 acres cropland with 1 ½ story house and two car detached garage and various older out buildings. Farm is mostly rolling upland with terraces and waterways in place. The farm offers excellent deer and pheasant hunting. **FANTASTIC VIEW** out across the Elkhorn River valley.



**OPEN HOUSE:** Saturday, February 5<sup>th</sup> -10:00 to Noon or by appointment call Ron 402-720-1193.

**FSA INFORMATION:** The farm has a corn base of 39.2 acres, a soybean base of 17.2 acres, and wheat base of 6.1 acres. Cropland includes 9.0 acres enrolled in CRP at \$86.96 per acre through September 30, 2017.

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

**PROPERTY TAX:** Seller will pay 2010 taxes. Buyer will pay the 2011 and all future taxes. **The 2010 taxes: \$3163.38 total including farmstead.**

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

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

**METHOD OF SALE:** The property will be offered as a single unit 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.

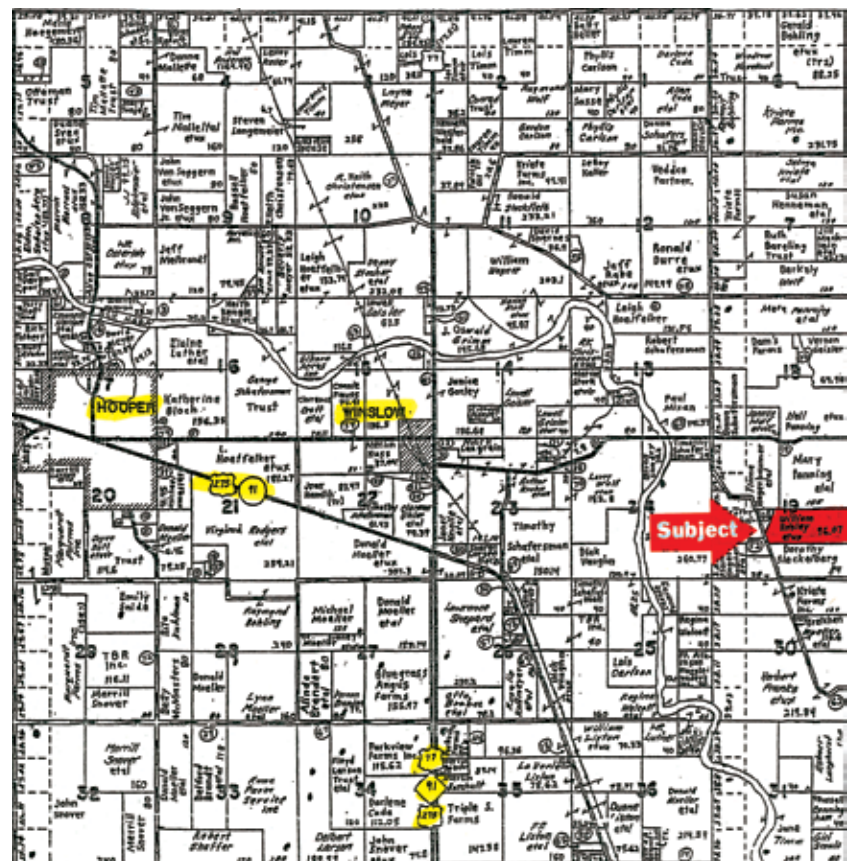
**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. 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 March 21, 2011. 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 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. Current farm lease expires Feb. 28, 2011.

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

**PLEASE SEE OTHER SIDE FOR AERIAL MAP.**



**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.

**FOR ADDITIONAL INFORMATION CONTACT:**



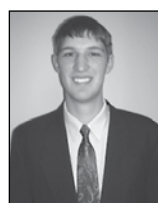
**PATHFINDER COMPANY**

*Farm Management & Real Estate Services*

1416 East 23rd Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com



**Roger L. Koertner • Broker/Auctioneer**  
(402) 720-1196 Cell



**Andy M. Langemeier • Salesman**  
(402) 720-9909 Cell



**Ron Schultz • Broker**  
(402) 720-1193 Cell





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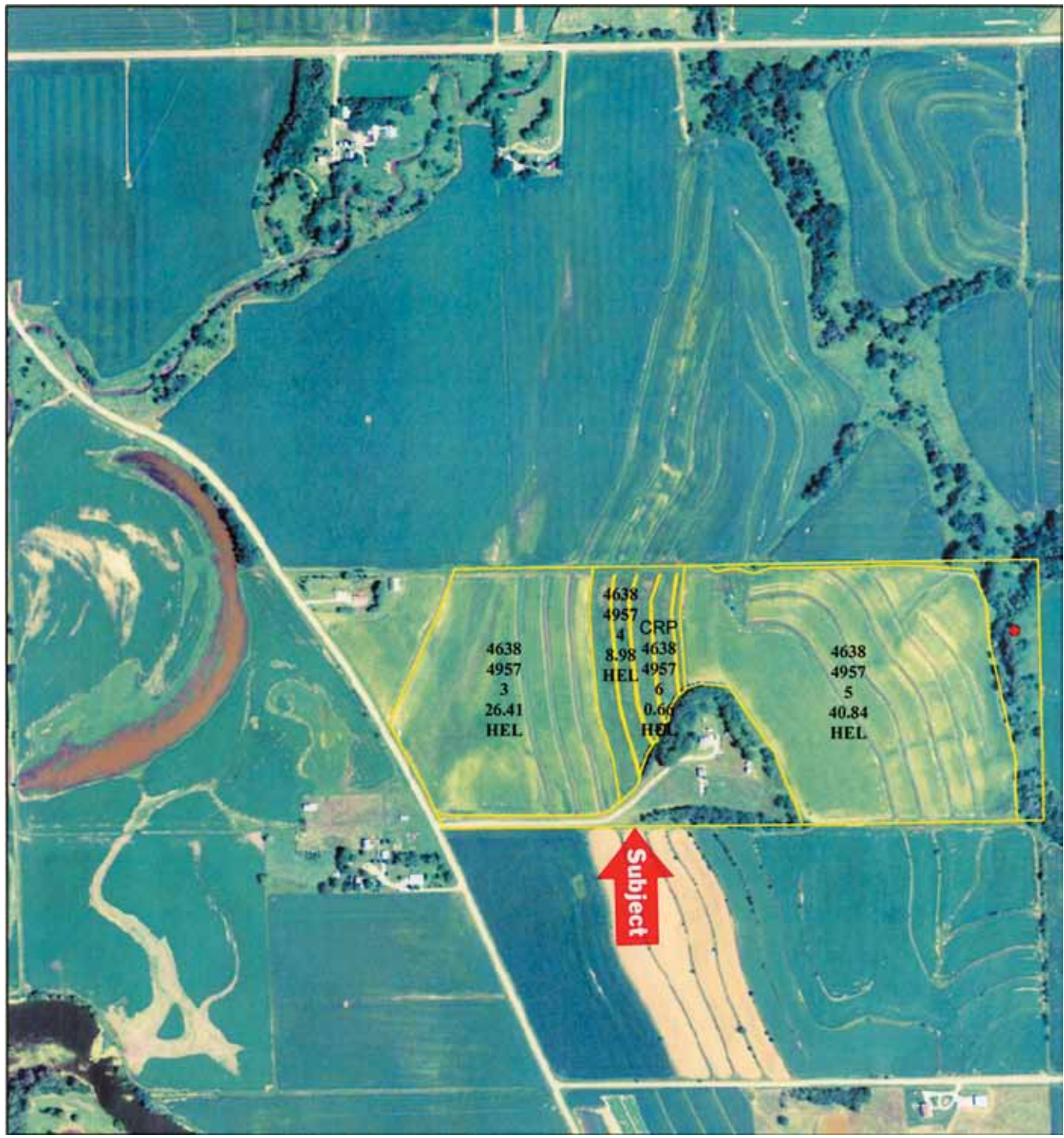
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AERIAL VIEW OF THE PROPERTY