

# 157.6 ACRES

## PASTURE LAND

### KEARNEY COUNTY, NE

# ABSOLUTE AUCTION

**Tuesday, January 19th, 2016 - 10:00 A.M.**

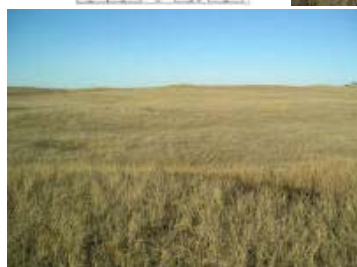
**Minden, Nebraska**

Auction to be held in the 4-H Building at the Kearney County Fairgrounds - next to Highway 10 at the north edge of Minden

## Duane J. Olson Estate

**Doug Olson, Trustee**

Plan to attend this Estate auction of well maintained pastureland



**LAND LOCATION:** From Norman, 1/4 mile west, 5 miles south on 40 Rd. (blacktop), 3 miles east on E. Rd. and 1 mile north on 43 Rd.

**LEGAL DESCRIPTION:** East Half of the East Half of Section 2, Township 5 North, Range 13 West of the 6th P.M., Kearney County, Nebraska

**ABOUT THE LAND:** 157.6 Acres, more or less, according to Kearney County Assessor records. Consisting of pastureland with windmill well and smaller dam.

**2015 TAXES:** \$1,523.76

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before February 19, 2016.

**POSSESSION:** Possession given date of closing. Seller shall retain the 2015 and lord's rental income.

**TAXES:** 2015 and prior years taxes paid by sellers.

**TITLE:** Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

**MINERAL RIGHTS:** The sellers will convey all the mineral rights they own, if any.

**FINANCING:** This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

**METHOD OF SALE:** Auction procedures and increments of bidding are at the discretion of the auction company.

**ABSENTEE BIDS:** Bidding via cell phone, and/or on someone's behalf must be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

**PROPERTY CONDITION:** The property and improvements are selling in "as is" condition – no warranties expressed or implied.

**AGENCY:** Marshall Land Brokers & Auctioneers are agents representing the sellers.

*Maps shown are for illustration purposes only and are not intended to represent actual property lines.*

*Acreage figures and data have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.*

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