

# 2 Tracts - 341.21 +/- Acres Burt County

## FARMLAND AUCTION

Feb. 18, 2025 1:30 P.M.

Oakland Auditorium, Oakland, Nebraska

Online Bidding at  
[Olsonpearson.nextlot.com](https://olsonpearson.nextlot.com)



Tract 1



Tract 2

### Tract 1

#### Legal Description:

Non Irrigated 158.71 +/- Acres in the southwest Quarter in Section 30, Township 21, Range 9, Craig Township, Burt County, Nebraska. Parcel ID 0425800700.

**2024 Taxes:** \$10,017.04

**Directions to the Property:** From Hwy 77 & County Rd H (Craig Black Top Road) go two miles East to H and 11, turn South for 1.75 miles. Farm sits on the East side of the road. - Watch for Signs

### Tract 2

#### Legal Description:

Irrigated 182.5 +/- Acres in the Southwest Quarter Ex. 1 Acre Tract and Southeast Quarter West Ditch Section 23, Township 22, Range 8, Oakland Township, Burt County, Nebraska. Parcel ID 0422904500.

**2024 Taxes:** \$8,960.20

**Directions to the Property:** West of Oakland on Hwy 32. Turn North on County Rd 7, go approx. 2 miles to the bend in the road, take field road thru double gates. This will be the Southwest corner of the property. - Watch for Signs

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

**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 March 18, 2025. Possession of Property to be at closing.

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 2024 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:

Estate of

Constance A. Wesely



See [olsonpearson.com](https://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

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