

2 Tracts - 40 +/- Acres Colfax County & 124.23 +/- Acres Dodge County

FARMLAND AUCTION

Tuesday, Feb. 25, 2025 1:30 P.M.

North Bend VFW Hall, North Bend, Nebraska

Online Bidding at

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



Tract 1



Tract 2

Tract 1

Legal Description: 40+/- Acres in the Southeast Quarter of the Northeast Quarter Section 36, Township 18, Range 4 E, Rogers Plat, Colfax County, Nebraska.

2024 Taxes: \$1,863.66

Directions to the Property: -From Hwy 30 and County Rd 1 (County Line Road) Go North 1.5 miles. Property sits on the West Side of the Road. Watch for Signs

Tract 2

Legal Description: 24.23 +/- Acres in Tax Lot 13 & 14 and 100 +/- Acres in the West Half of the Southwest Quarter and the West Half of the Southeast Quarter of the Southwest Quarter, Section 27, Township 18, Range 7E, Maple Plat, Dodge County, Nebraska

2024 Taxes: \$6,403.96

Directions to the Property: From Hwy 30 and County Rd 16 Go North approx. 1 1/4 miles to the corner of 16th and R. Property starts on the Northeast corner of the Intersection - 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 25, 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.

Owners:

The Evelyn Hovenden Life Estate— Nancy Clausen, Carol Hovenden and Shirley Kolm



See olsonpearson.com for more details.



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Auction Conducted By

OLSON PEARSON AUCTIONS & REALTY

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