

LAND AUCTION

DIXON COUNTY, NEBRASKA

120 +/- ACRES

MARCH 10, 2020 - 1:00 PM

Ponca State Park Headquarters

Sand Bar Room

LEGAL: The Northeast Quarter of the Northwest Quarter (NE4NW4) and South Half of the Northwest Quarter (S2NW4) of Section 20, Township 30 North, Range 6 East of the 6th P.M. in Dixon County, Nebraska.

LOCATION: Property is located two miles west of Ponca, Nebraska. From Highway 12 just west of Ponca turn onto 879 Road for about one-half mile then left onto 877 Road for about a mile.

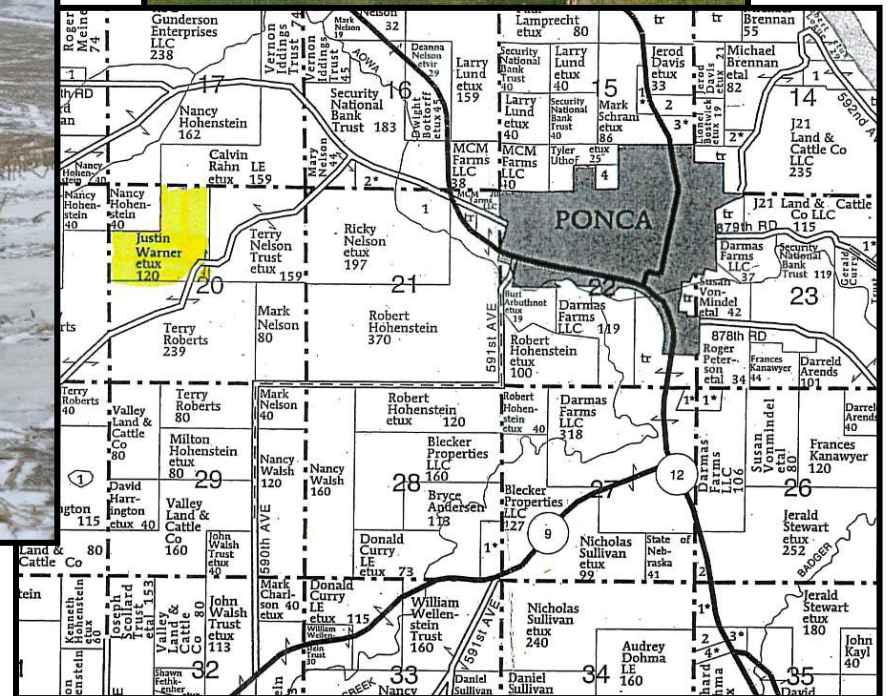
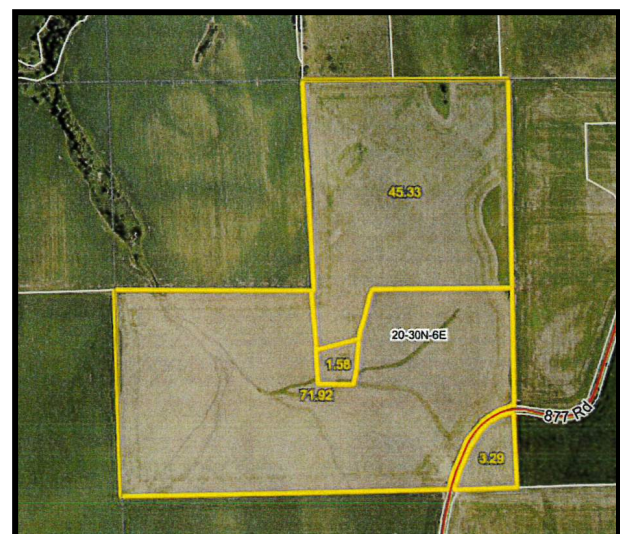
SOILS: The land is primarily Alcester silty clay loam 2-6%, Nora silty clay loam 6-11% and Crofton and Nora silty clay loam 11-17%.

2019 TAXES: \$6,662.62

BASE ACRES:

Corn Base Acres: 105 acres yield with a yield of 133 bushels
Soybeans Base Acres: 15.2 acres yield with a yield of 38 bushels

POSSESSION: Full possession at closing.



LAND AUCTION INFORMATION

- ◆ **PRICE, TERMS AND POSSESSION:** The successful buyer will be required to sign the purchase agreement and deposit 10% as earnest money in the form of personal, business or cashier check immediately following the sale. **Closing will be on or before April 10, 2020.** The cost of title insurance and escrow closing will be divided equally between buyer and seller. Full possession will be given at closing. The sale is not contingent upon Buyer financing. All preliminary financial arrangements must be made prior to the sale. This sale is subject to any easements, covenants, restrictions of record and all leases that may exist.
- ◆ **The Sellers** will pay **2019** and all previous real estate taxes. The buyer will pay real estate taxes for **2020** and thereafter.
- ◆ **The Buyer** acknowledges that he has made a personal inspection of the property and understands the land is being sold on an "AS IS" condition. The sellers are not aware of any noxious weeds but cannot guarantee this. No warranty or guarantee is expressed or implied by the Seller or agents of UFARM Real Estate. No survey will be done. The land is being sold as a legal description, which has been determined as 120 +/- county assessed acres. Please bid accordingly.
- ◆ Information has been compiled from sources deemed reliable, but neither UFARM Real Estate its agents nor the owners makes any guarantee as to the accuracy. It is the Sellers' intent to sell, the highest bid will be accepted subject to the approval of the Sellers. UFARM Real Estate and its agents are representing the Seller. All announcements made the day of the sale take precedence over previous announcements, verbal or written. All decisions of the auctioneer are final.

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