

# ONLINE LAND AUCTION

## HOLT COUNTY, NEBRASKA

### 320 +/- ACRES

Bidding Opens September 16, 2021  
Ends September 30, 2021 at 1:30 pm

**Outstanding opportunity to buy a very good pasture with recreational appeal. Property includes pasture with buildings and a dwelling that could be renovated. Lots of trees for protection, excellent hunting and live water flowing to the dam. Some of the land could be cropped.**

**DESCRIPTION:** A hunter's paradise where a spring flows into the dam, which attracts wildlife especially deer, turkey and geese. The land has an excellent perimeter fence with some cross-fencing. Heavily treed area in the southern part and open meadow that is hayed and could be cropped. Grass species are Big Bluestem, Little Bluestem, Side Oats Grama, Switch, Western Wheat Grass and Hairy Grama Grass. Submersible wells at the building site and north pasture.

**LOCATION:** Property is located from the intersection north of Page, then four miles east on 868th Road or ten miles north of Ewing on the blacktop to the southwest corner. The intersection is 508th Avenue and 868th Road.



**LEGAL DESCRIPTION:** The Southwest Quarter (SW4) and the West Half of the East Half (W2E2) of Section 11, Township 28 North, Range 9 West in Holt County, Nebraska.

**DWELLING:** An older dwelling that could be renovated for a residence or hunting cabin. Working submersible well but no septic. Some new windows. Two bedrooms up and one on the main level. Living room, dining room, kitchen and bath. There are other out buildings including a loft barn, garage and shed.

**BUILDING SITE INSPECTION:** The building site will be open for inspection Saturday, September 11, 2021, between 10:00 a.m. and 12:00 p.m.

**SOILS:** The land is primarily Valentine-Simeon sands 3-9%, Burnswick-Pivot complex 11-30% and Bazile and Trent silt loam 0-6%. Range production from NRCS is 2,693 lbs per acre/per year.

**2020 TAXES:** \$4,125.76

**POSSESSION:** The land is leased for 2021. Full possession at closing.

#### LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available September 30, 2021, at the Orchard Community Room, 230 N Windom Street, Orchard, Nebraska, from 11:30 am until the conclusion of the online auction. Please visit us during the scheduled time to discuss this property. We will assist buyers with registering to bid online, answer questions and provide information. You do not have to be present to bid online but you are required to be available by phone.
- ◆ **BIDDING PROCESS:** You may place bids on this property beginning September 16, 2021, and extending to September 30, 2021, at 1:30 pm. This reserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended for five minutes. This will continue until there is a five minute period where no bids are placed. **NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid or call 402-371-0065 for assistance. UFARM agent will contact registered bidders on the day of auction.**
- ◆ **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 October 29, 2021. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. The land is leased for 2021. Full possession 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 **2021** and all previous real estate taxes.
- ◆ **The Buyer** acknowledges that he/she 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 320 +/- 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. The bidding increments will be \$25/acre. The final sale price will be calculated based on the total acres times the highest bid per acre. All announcements made the day of the sale take precedence over previous announcements, verbal or written. All decisions of the auctioneer are final.