

ONLINE LAND AUCTION OTOE COUNTY, NEBRASKA 233 +/- ACRES

Bidding Opens June 6, 2022 – Ends June 16, 2022 at 11:00 a.m.

DESCRIPTION: Very productive dryland farm along Highway 2, east of Palmyra, Nebraska. This farm is a contiguous 233.23+/- acre tract with 224.69+/- certified cropland acres. Possible development potential with direct frontage to Highway 2 and gravel road N 12th Road running along the entire eastern side of the farm.

LOCATION: Property is located 2 miles east of Palmyra, Nebraska, at the corner of Highway 2 and North 12th Road.

LEGAL: South Half of the Northeast Quarter (S2NE4) and the Southeast Quarter (SE4) less highway ROW in Section Twenty-Five (25), Township Nine (9) North, Range Nine (9) East of the 6th PM in Otoe County, Nebraska.

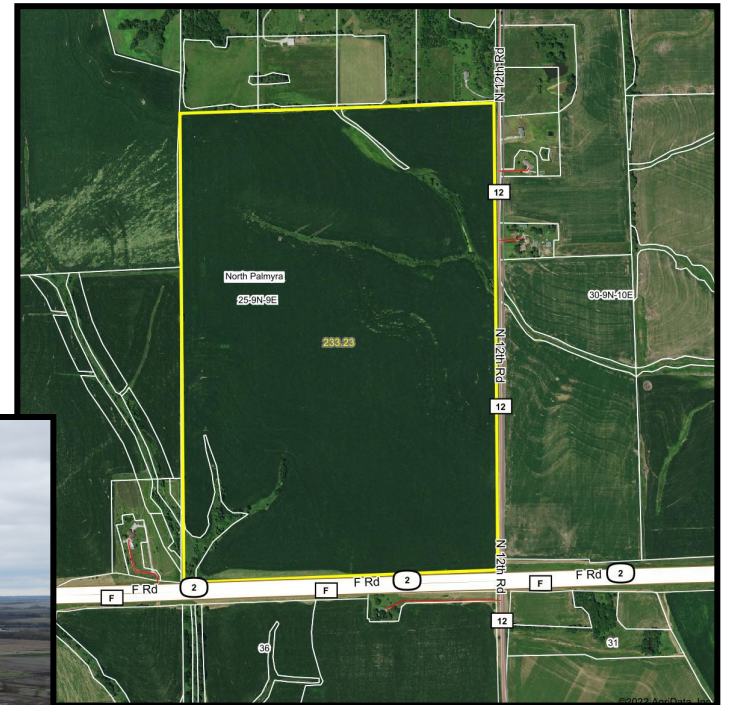
SOILS: Majority Class II & III Wymore silty clay, 0 to 6% slope

ASSESSED ACRES: 233.23+/- Acres

2021 REAL ESTATE TAXES: \$12,504.80 (2022 taxes will be prorated to date of closing)

SCHOOL DISTRICTS: Palmyra

POSSESSION: Subject to written cash rent farm lease with tenant that will expire March 1, 2023, without notice. Buyer will receive second half rent payment from tenant.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available June 16, 2022, at the UFARM Real Estate office, 3501 Plantation Drive, Suite 100, Lincoln, Nebraska, from 9:00 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 June 6, 2022 and extending to June 16, 2022, at 11:00 am. This online auction with reserve 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 402-434-4498 for assistance.**
- ◆ **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 July 15, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be TitleCore, Lincoln, Nebraska. Full possession will be given at closing subject to written cash rent farm lease with tenant that will expire March 1, 2023, without notice. Buyer will receive second half rent payment from tenant. 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 real estate taxes. The 2022 taxes will be prorated to the date of closing.
- ◆ **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 one tract - 233+/- Acres. Tract will close after 5 minutes of no bid activity. 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 \$50/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.

Ethan Sorensen

Associate Broker - Land Manager
402-434-4499 or 402-380-0432

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