

ONLINE LAND AUCTION

GAGE COUNTY, NEBRASKA

197+/- ACRES

Bidding Opens August 17, 2022 – Ends August 24, 2022 at 11:00 a.m.

Unique opportunity to purchase property with productive cropland along with a portion being well established pastureland. The property has been well maintained through conservation practices and stewardship. Located near competitive grain markets and a short drive from to Beatrice.

LOCATION: From the Zion Lutheran Church east of Pickrell, the farm is located 3/4 of a mile south on the east side of the road in Gage County, Nebraska. Nearest intersection is S 80th Road and East Hackberry Road.

LEGAL: The Northwest Quarter of the Southeast Quarter (NW4SE4), the North Half of the Southwest Quarter (N2SW4) and the South Half of the Southwest Quarter (S2SW4) except 3.16 acre tract all in Section Two (2), Township Four (4) North, Range 7 East of the 6th PM in Gage County, Nebraska.

SOILS: Primarily Malmo, eroded-Pawnee complex with 6-11% slope, Nod-away silt loam and Malmo clay loam with 2-6% slope.

2021 REAL ESTATE TAXES: \$7,860.90 (Sellers will pay 2022 and all previous real estate taxes.)

FSA INFORMATION:

135.67 Certified Farmable Acres

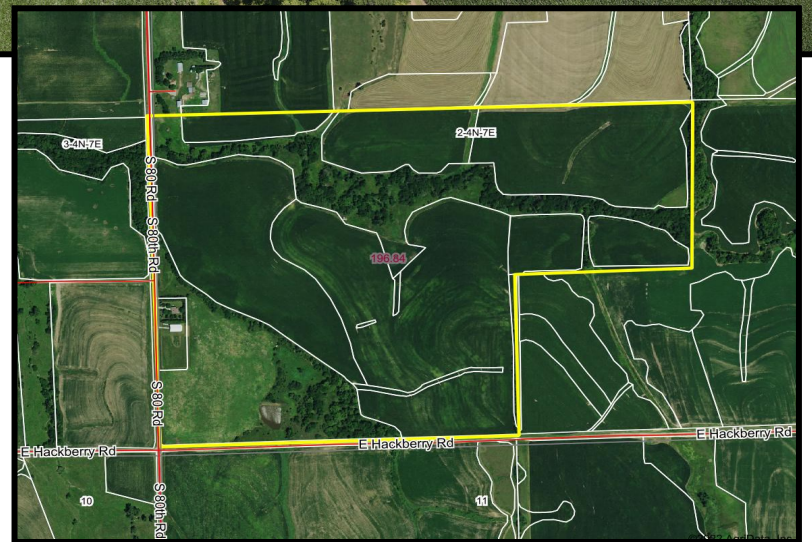
56.39 Pasture Acres

FSA Base Acres

Corn: 46.55 Acres - PLC Yield: 135

Soybeans: 46.55 Acres - PLC Yield: 46

POSSESSION: Possession at closing subject to existing Farm Lease.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available August 24, 2022, at the Adams Community Center, 730 Main Street, Adams, 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 over 7 days beginning August 17, 2022, and extending to August 24, 2022, at 11:00 am. 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 402-434-4496 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 September 23, 2022. The cost of title insurance and closing fees to be paid by Buyer. Real Estate Transfer Tax will be the responsibility of the Seller. Closing Agent/Title Company will be Nebraska Title Company, Lincoln, Nebraska. Full possession will be given at closing subject to existing lease. 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 **2022** 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 197+/- 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 \$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.

Please visit our website for more information

www.ufarmrealestate.com

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