

**ONLINE LAND AUCTION
CUSTER COUNTY, NEBRASKA
TRACT #1: 695+/- ACRES
TRACT #2: 194+/- ACRES**

Bidding Opens August 31, 2022 – Ends September 7, 2022 at 1:30 pm

TRACT #1

695+/- acres of good, hardland pasture located south of Callaway, Nebraska. County Road 426 road splits the pasture providing good access on both sides. There are ample water sources available, electric stock well is in place on the south pasture and windmill on the north. Good perimeter fences are in place along with cross fences splitting the grass into paddocks. This pasture also has recreational opportunities throughout.

LOCATION: From Highway 40 south of Callaway, go south on Road 424 approximately 4 miles to 786 Drive. Turn east and the property will be on both sides of the road.

LEGAL: East Half of the Southwest Quarter (E2SW4), Southeast Quarter (SE4), South Half of the Northeast Quarter (S2NE4) in Section Thirty-Five (35), Township Nineteen (19) North, Range Twenty-Three (23) West of the 6th P.M in Custer County, Nebraska containing 320 +/- acres. **AND** Southeast Quarter (SE4), South Half of the Northeast Quarter (S2NE4), Part of the Southeast Quarter of the Northwest Quarter (SE4NW4) Lots One (1) & Two (2), & Parts of Lots Three (3) & Four (4) in Section Two (2), Township Fourteen (14) North, Range Twenty-Three (23) West of the 6th P.M. in Custer County, Nebraska containing 375 +/- acres.

SOILS: Uly-Coly silt loams and Coly-Hobbs silt loams

ASSESSED ACRES: 695 +/- Acres

2021 REAL ESTATE TAXES: \$5,803.94



TRACT #2

Combination dryland cropland and pasture tract located northeast of Anselmo, Nebraska. The 76.65+/- acres of dryland cropland has mostly Hersh fine sandy loam and Valentine loamy fine sand soils. There is good perimeter fence in place on the east parcel allowing for offseason grazing. Fence does not separate the cropland from the pasture. There is a stock well on the east pasture providing water for grazing.

LOCATION: From Anselmo, go east on NE-21A Spur, until you reach Road 430, turn north, and follow for 2 miles until you reach Columbia Table Road. The property will be on both sides of the road.

LEGAL: Lot 1 in Section 3 and Lots 3-4 and South Half of the Northwest Quarter (S2NW4) in Section 2, all in Township 19 North, Range 22 West of the 6th P.M., Custer County, Nebraska containing 194.47 +/- acres.

SOILS: Mostly Hersh fine sandy loam and Valentine loamy fine sand

ASSESSED ACRES: 194.47 +/- Acres (76.65+/- dryland cropland and 111.38+/- pasture)

2021 REAL ESTATE TAXES: \$1,655.16



LAND AUCTION INFORMATION

- ◆ **POSSESSION:** Both tracts are subject to written cash rent lease with tenant that will expire March 1, 2023.
- ◆ **UFARM Agents** will be available September 7, 2022, at Cobblestone Hotel - Meeting Room, 2750 S 27th Avenue, Broken Bow, 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 these properties over 8 days beginning August 31, 2022, and extending to September 7, 2022 at 1:30 pm. 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(s) 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 7, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. 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 real estate taxes.
- ◆ **The Buyer** acknowledges that he/she has made a personal inspection of the property and understands the land and improvements are 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. **The land is being offered as two tracts - Tract #1: 695 Acres and Tract #2: 194 Acres. Following the scheduled auction closing time, the 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 make 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.

Adam Batie

Sales Associate

308-234-1743 or 308-440-2509

Adam.Batie@ufarm.com

4111 4th Avenue, Suite 22 • Kearney, NE 68848

Please visit our website for more information

www.ufarmrealestate.com