

ONLINE LAND AUCTION KEARNEY COUNTY, NEBRASKA 161+/- ACRES

Bidding Opens September 5, 2022 – Ends September 15, 2022 at 11:00 a.m.

DESCRIPTION: Offered for sale is an excellent opportunity to purchase 160.62+/- acres of excellent center pivot irrigated, dryland, CRP and house northeast of Upland, Nebraska. There is a total of 160.62 assessed acres. There is an acreage with a 1,520 square foot house and detached garage. There is also 6,000 and 9,000 bushel bins, storage sheds and 2320 sq. ft. quonset. CRP land offers recreational use for pheasant and quail hunting.

LOCATION: Property is located at the corner of A Road and 36 Road northeast of Upland, Nebraska.

LEGAL: The Southeast Quarter (SE4) of Section Thirty-four (34), Township Five (5) North, Range Fourteen (14) West of the 6th P.M. in Kearney County, Nebraska, and that part of the South Half Southwest Quarter (S2SW4) of Section Thirty-Five (35), Township Five (5) North, Range Fourteen (14) West of the 6th P.M. in Kearney County, Nebraska lying West of the present established public highway as described in Deed Book 209 page 456.

SOILS: The irrigated and dryland cropland soils are primarily made up of Holdrege and Coly-Uly silt loam soils.

ASSESSED ACRES: The County Assessor has a total of 32.08 acres of grass of which 30.04 acres is enrolled in CRP. There are .07 acres of dryland, 122.67 acres of irrigated, 2.0 acres of home/site and 3.80 acres of roads and waste.

FSA INFORMATION: Farmland 162.03 Acres, Cropland 154.08 Acres, CRP Cropland 30.4 Acres - Corn Base 124 Acres - Yield 202

2021 REAL ESTATE TAXES: \$6,671.32 (2021 assess value is \$565,340)

IRRIGATION/WELL INFORMATION: **The center pivot and power unit are owned by the tenant and do not transfer with the property;** Well G-053856 Completion Date-12/16/1976, GPM 900, Column 9.0 in., Pump depth 217 ft., Static water 155 ft., Well depth 225 ft.



CRP CONTRACT: Property is currently enrolled in a USDA Conservation Reserve Program (CRP Contract #11000/Tract #167) which expires September 30, 2024. Contract is based on 30.04 acres with a rental rate of \$97.54/acres for an annual contract payment of \$2,930. The CRP contract will transfer to new buyer at the date of closing. The 2023 and thereafter CRP payments will be that of the buyer at closing.

MINERAL RIGHTS: Full mineral and water rights sell with the property. The USDA CRP contract will transfer with the property.

POSSESSION: Possession at closing with current leasehold estate for 2022. Leasehold estate with the current tenant terminates on February 28, 2023. Full possession after closing along with Lessor's leasehold rights.

LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available September 15, 2022, at the Minden Opera House, 322 E 5th Street, Minden, Nebraska, 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 September 5, 2022, and extending to September 15, 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 November 3, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession will at closing subject to current written farm lease with tenant that will expire March 1, 2023, without notice. 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. Buyer will pay the 2023 and thereafter real estate taxes.
- ◆ **The Buyer** acknowledges that he/she has made a personal inspection of the property and understands the land and personal property 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 - 161+/- 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.