

ONLINE LAND AUCTION

GAGE COUNTY, NEBRASKA

152+/- ACRES

Bidding Opens November 8, 2022 – Ends November 15, 2022 at 11:00 a.m.

Opportunity to purchase property with productive cropland with access to public roads on the north and west side to give the future owner many options. There is a Right-of-Way Easement on the eastern boundary of the property that provides access to an adjacent acreage which is not part of this sale.

LOCATION: From St. Paul's Lutheran Church located northwest of Pickrell, Nebraska, go 3.25 miles east on West Cedar Road toward Highway 77. From Pickrell, Nebraska, spur located on Highway 77, go 3 miles north to West Cedar Road and 3/4 miles west. The farm is located on the south side of the road in Gage County, Nebraska.

LEGAL: The Northwest Quarter (NW4) of Section Nine (9), Township Five (5) North, Range 6 East except 8 acre tract on the east side of parcel all East of the 6th PM in Gage County, Nebraska.

SOILS: Primarily Otoe silty clay loam with a 6-11% slope, Wymore silty clay loam with 2-6% slope and 4 other soil types for the remainder of the soil classes.

2021 REAL ESTATE TAXES: \$6,618.54 (Sellers will pay 2022 and all previous real estate taxes.)

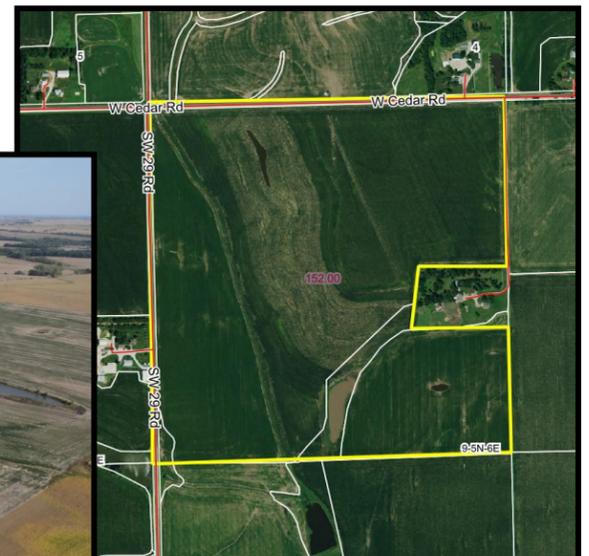
FSA INFORMATION: 149.8 farmland acres

FSA BASE ACRES: 132.9 Acres

CROPLAND ACRES: 146.8 Acres

SCHOOL DISTRICT: Beatrice

POSSESSION: Possession at closing subject to existing Farm Lease.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available November 15, 2022, at the UFARM 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 over 7 days beginning November 8, 2022, and extending to November 15, 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 successful bidder at the conclusion of the 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 December 15, 2022. The cost of title insurance and closing fees will be divided equally between Buyer and 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 152+/- 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.