

ONLINE LAND AUCTION

PIERCE COUNTY, NEBRASKA

160+/- ACRES

Bidding Opens December 2, 2022
Closes December 6, 2022 at 11:30 am

Opportunity to purchase an excellent pivot irrigated farm with nearly level to moderately rolling mostly silt loam soils.
NOTE: The power unit and pivot are NOT part of the sale.

LOCATION: Property is located six miles north of Pierce, Nebraska, on 550 Avenue to 860 Road then two miles east. The east road is 522 Avenue.

LEGAL DESCRIPTION: The Northeast Quarter (NE4) of Section Twenty-Five (25), Township Twenty-Seven (27) North, Range Two (2) West of the 6th PM in Pierce County, Nebraska.

SOILS: The cropland soils are mostly Crofton-Nora complex and Hobbs-Hord and Muir silt loam soils 0-11%.

CERTIFIED IRRIGATED ACRES: There are 132.27 certified irrigated acres according to the Upper Elkhorn Natural Resource District.

WELL INFORMATION:

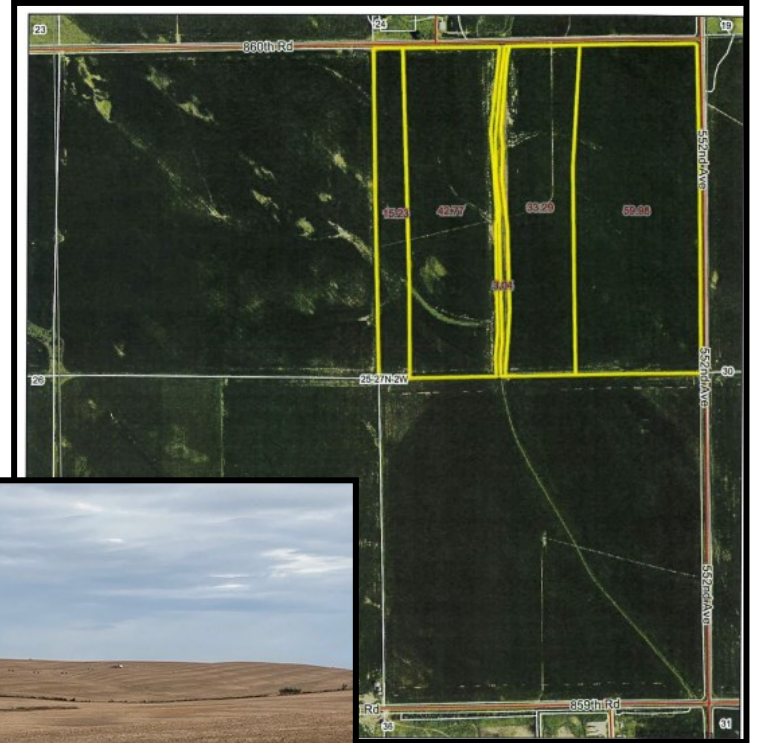
Registration #G-152790 ~ Drilled in 2009
Depth 180 feet ~ Pumping from 110 feet and producing 900 GPM when drilled.
Randolph Gearhead Model G-80 SN #R0805243
Sargent Pump SN #NE09A080 - 4 stage bowl

2021 TAXES: \$7,101.48

BASE ACRES:

Corn: 149.1 acres with a yield of 177 bushels

POSSESSION: Full possession is March 1, 2023.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available December 6, 2022, at Divots Conference Center, 4200 W Norfolk Avenue, Norfolk, Nebraska, from 9:30 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 this property beginning December 2, 2022, and extending to December 6, 2022, at 11:30 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 402-371-0065 for assistance. UFARM agent will contact successful buyer following the close of the auction if not present.**
- ◆ **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 30, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession March 1, 2023. 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 Seller** will pay 2022 and all previous real estate taxes. Buyer is responsible for 2023 and future years 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 160+/- 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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