



ONLINE LAND AUCTION PERKINS COUNTY, NEBRASKA

Bidding Opens November 10, 2022

Bidding Closes November 17, 2022

3 TRACTS

TRACT #1 - 240+/- ACRES

TRACT #2 - 155+/- ACRES

TRACT #3 - 146+/- ACRES

Randy Clavel, Agent

111 S Dewey - North Platte, NE 69101

308-532-4066 or 308-530-2006

ufarmrealestate.com

TRACT #1

LEGAL: South Half of the Northeast Quarter (S2NE4) and Southeast Quarter (SE4) Section 30, Township 11 North, Range 41 West of the 6th P.M in Perkins County, Nebraska.

SIZE: 240+/- acres

LOCATION: From Highway 61 and Road 768 between Ogallala and Grant, go west to Road 318, South to Road 764 and then West to Road 312 then South ¼ mile to the Northeast corner of tract. From **Venango** go north on County Road 312 to 763 to the southeast corner of the tract.

SOILS: Mixture of Satana, Kuma and Rosebud loam soils.

2021 REAL ESTATE TAXES: \$2,018.95 (Estimated)

FSA DATA: FSA Crop Acres - 236.25

2023 WHEAT: 135.07+/- acres of wheat planted 10/2/22 will transfer to Buyer.



TRACT #2

LEGAL: Northeast Quarter (NE4) of Section 32, Township 11 North, Range 41 West of the 6th P.M in Perkins County, Nebraska.

SIZE: 155+/- acres

LOCATION: From Highway 61 and Road 768 between Ogallala and Grant, go west to Road 318, south to Road 764, west to Road 312, go south 1 mile to Road 763 and east ½ mile to the northwest corner of tract. From **Venango** go north on County Road 312 to 763 then east 1/2 mile to the northwest corner of the tract.

SOILS: Mixture of Satana, Kuma and Rosebud loam soils.

2021 REAL ESTATE TAXES: \$1,408.10

FSA DATA:

FSA Crop acres - 155.99

Base acres are combined with Tract #3 - base acres will be split at local FSA office.

Wheat Base Acres - 142.10

2023 WHEAT: 80.89+/- acres of wheat planted 10/2/22 will transfer to the Buyer.



TRACT #3

LEGAL: Southeast Quarter (SE4) of Section 32, Township 11 North, Range 41 West of the 6th P.M in Perkins County, Nebraska.

SIZE: 146+/- acres

LOCATION: From Highway 61 and Road 768 between Ogallala and Grant, go west to Road 318, south to Road 764, west to Road 312, south 1 mile to Road 763, east to Road 313 and south ½ mile to the northeast corner of tract. From **Venango** go north on County Road 312 to 762 then east 1/2 mile to the southwest corner of the tract.

SOILS: Mixture of Rosebud, Kuma and Rosebud-Canyon loam soils.

2021 REAL ESTATE TAXES: \$1,283.84

FSA DATA:

FSA Crop acres - 141.90

Base acres are combined with Tract #2 - base acres will be split at local FSA office.

Wheat Base Acres - 142.10

2023 WHEAT: 70.20+/- acres of wheat planted 10/2/22 will transfer to Buyer.



LAND AUCTION INFORMATION

UFARM Agents will be available at the UFARM Real Estate Office, 111 S Dewey, North Platte, Nebraska, from 10:00 am until the conclusion of the online auction. 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 November 10, 2022, and extending to November 17, 2022 at 1:00 pm (cst). 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 308-532-4066 for assistance. A UFARM agent will contact successful bidders 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 31, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Title Services of the Plains. Full possession will be given at closing including 100% of planted wheat. 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 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. 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 \$25 per 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.