

## ONLINE LAND AUCTION HITCHCOCK COUNTY, NEBRASKA TWO TRACTS

**Bidding Opens January 10, 2023 – Ends January 17, 2023 at 1:00 p.m.**

### **TRACT #1 - 315+/- Acres**

Opportunity to purchase a combination pivot irrigated and grass pasture farm just northeast of Culbertson, Nebraska. The farm consists of approximately 148 acres of pivot irrigated cropland that is mostly level with good Keith silt loam soils. Pivot sells with the property. Approximately 80 acres of the remaining crop acres has been in CREP but is currently out of contract. The pasture is fenced with water provided by a well on the north side. There is a homesite on the north which includes a 2 bedroom, 1 bathroom house and shed with insulated shop and some other out-buildings.

**LEGAL:** West Half (W2) of Section 1, Township 3 North, Range 31 West of the 6th P.M. Hitchcock County, NE.

**SOILS:** Keith Silt Loam

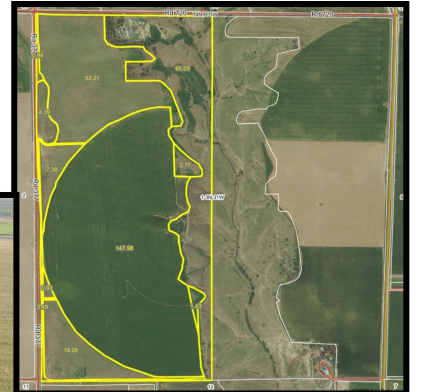
**ASSESSED ACRES:** 314.66+/- Acres

**2022 REAL ESTATE TAXES:** \$9,024.64

**IRRIGATION/WELL INFORMATION:**

- ~229 Certified Irrigated Acres
- ~10 Tower Reinke Pivot
- ~G-049310 Drilled March, 1976
- ~1,100 gpm, 76' static level, 140' pumping level, 150' well depth
- ~G-058818 (Inactive) Drilled April 1974
- ~300 gpm, 110' static level, 178' pumping level, 190' well depth
- ~Located in the Middle Republican NRD

**POSSESSION:** Possession at Closing



### **TRACT #2 - 164+/- Acres**

Mostly level dryland farm just northeast of Culbertson, Nebraska. There is good gravel road access on the north and east.

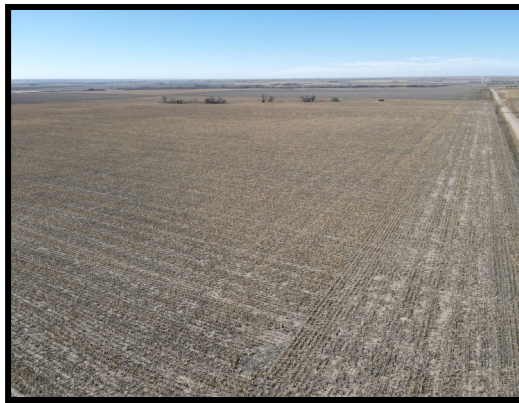
**LEGAL:** Northeast Quarter (NE1/4) of Section 34, Township 4 North, Range 31 West of the 6th P.M., all in Hitchcock County, NE.

**SOILS:** Keith Silt Loam and Blackwood Silt Loam

**ASSESSED ACRES:** 164+/- Acres

**2022 REAL ESTATE TAXES:** \$2,482.10

**POSSESSION:** Possession at Closing



### LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available January 17, 2023, at the Holiday Inn Express, 711 US-83, McCook, Nebraska, 11:00 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 January 10, 2023, and extending to January 17, 2023, at 1:00 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 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 February 17, 2023. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession will at closing. 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.
- ◆ **Mineral rights will be retained by Seller.**
- ◆ **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 two tracts: Tract #1 - 315 Acres and Tract #2 - 164 Acres. Tracts 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.

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Please visit our website for more information  
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