

ONLINE LAND AUCTION SAUNDERS COUNTY, NEBRASKA TWO TRACTS

Online Bidding Opens February 9, 2023
Simulcast Auction February 16, 2023 - 10:30 am
Ashland Country Club - Ashland, Nebraska

Opportunity to purchase productive dryland cropland near Ashland, Nebraska. The property has been well maintained through conservation practices and stewardship. Located near competitive grain markets and a short drive to both Omaha and Lincoln.

LOCATION: From Greenwood, Nebraska, farm is located east on Highway 6 to 226th Street, turn north approximately 2 miles to Salt Creek. From Ashland, take Ashland Road 1 mile west to County Road 6 and turn south approximately 1.5 miles to Salt Creek. Tract 1 is located on the north side of Salt Creek and Tract 2 is located on the south side of Salt Creek. Access roads are available to both tracts and access easements will be provided prior to closing

TRACT #1 - 47+/- Acres

LEGAL: West part of the Northeast Quarter (W Pt NE4), Tract located north of centerline of Salt Creek - Section Nine (9), Township Twelve (12) North, Range Nine (9) East of the 6th PM in Saunders County, Nebraska.

TRACT #2 - 15+/- Acres

LEGAL: West part of the Northeast Quarter (W Pt NE4), Tract located south of centerline of Salt Creek - Section Nine (9), Township Twelve (12) North, Range Nine (9) East of the 6th PM in Saunders County, Nebraska.

SOILS: Primarily Nodaway silt loam and Kenridge silty clay loam.

2022 REAL ESTATE TAXES: \$2,896.38 (Both Tracts)

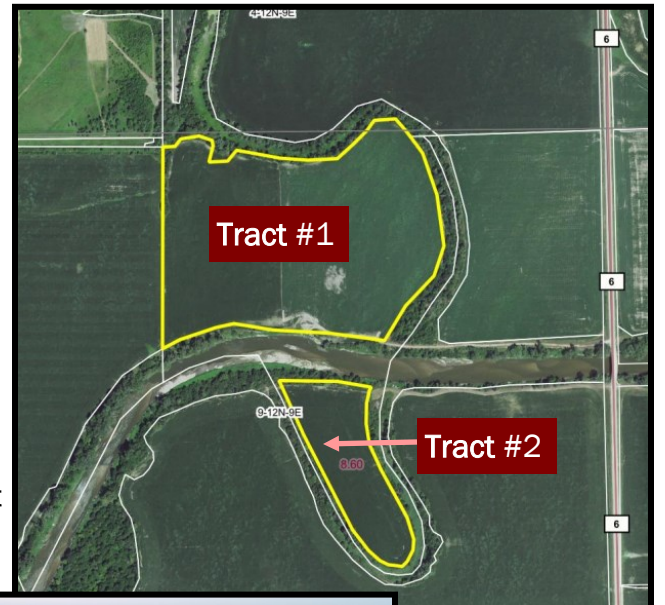
FSA INFORMATION: (Both Tracts)

Certified Cropland Acres - 46.24

Corn Base Acres - 23.11 with PLC Yield of 113

Soybeans Base Acres - 23.11 with PLC Yield of 43

POSSESSION: Full Possession at closing.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available February 16, 2023, at Ashland Country Club, Ashland, Nebraska, from 9:00 am until the conclusion of the online auction. Feel free to attend the simulcast auction or bid online. 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:** This auction will be offered as two tracts but also as a combination with opportunity to purchase both tracts. You may place bids on this property beginning February 9, 2023, and extending to February 16, 2023. Online only bidding will conclude at 9:30 am. At approximately 9:45 am an "Enter Auction" button will appear. Online bidders may click this to enter the simulcast auction. Audio will be streamed for those bidding or watching online. Simulcast live auction will begin at 10:30 am with announcements. Once bidding resumes, both bidders online and those present in person will be able to place bids. Once live and online bidding concludes, the high bid on each parcel will be presented to the seller for approval. **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. 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 April 1, 2023. The cost of title insurance and closing fees will be divided equally between Buyer and Seller. Closing Agent/Title Company will be National Title Company, Ashland, Nebraska. Full possession will be given 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.
- ◆ **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 per tract and also as a combination. 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 Tract #1-\$2,000 and Tract #2-\$1,000. As bids will be placed by tract and not by acre, the final sale price will be the amount bid for the individual tract or the combination. 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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