

**SIMULCAST LAND AUCTION  
PIERCE COUNTY, NEBRASKA  
160+/- ACRES**

**Online Bidding Opens May 24, 2023 - Simulcast Auction May 31, 2023 - 11:00 am  
Plainview Public Library  
209 Pine Street - Plainview, NE**

**DESCRIPTION:** An opportunity to purchase a good combination grass and cropland farm south of Plainview, Nebraska. There are 52.45 acres in CRP and 11 acres cropland. The pasture is cross-fenced into several paddocks for increasing carrying capacity. A submersible well and drinker is located on the west side.

**CRP:** Property is currently enrolled in a USDA Conservation Reserve Program (CRP) Contract 11178, which expires September 30, 2027. Contract is based on 52.45 acres with a rental rate of \$210/acre for an annual contract payment of \$11,018.00. The mid-term management plan has been completed. Within 30 days following closing, buyer will sign all FSA documents transferring the CRP contract into their name. When fully transferred the buyer will receive the 2023 and future payments. Cash rent for the cropland will go to the buyer.

**LOCATION:** The property is located 1 mile east of Plainview to 538 Avenue then 8 miles south 856 Road. From Pierce proceed 12 miles west on the blacktop and 2 miles north on 538 Avenue.

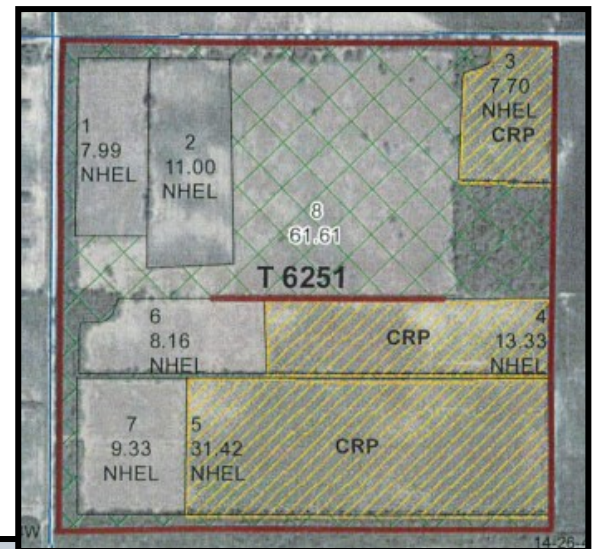
**LEGAL:** Northwest Quarter (NW4) Section 14, Township 26 North, Range 4 West of the 6th PM in Pierce County, Nebraska.

**SOILS:** The land is primarily Thurman loamy fine sand and Boelus-Loretto complex 0-6%.

**BASE ACRES:** Corn - 36.48 acres with a yield of 114 bushels. 19.32 base acres will be restored when the CRP expires.

**2022 REAL ESTATE TAXES:** \$3,247.36

**POSSESSION:** Full possession at closing except for the 11 acres of cropland.



**LAND AUCTION INFORMATION**

- ◆ **UFARM Agents** will be available May 31, 2023, Plainview Public Library, Plainview, Nebraska, from 10:00 am until the conclusion of the simulcast auction. Please visit us during the scheduled time to discuss this property or contact us at 402-371-0065. 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 May 24, 2023, and extending to May 31, 2023. Online only bidding will conclude at 10:00 am. At approximately 10:15 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 11:00 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 highest bid 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 the 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 June 30, 2023. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. 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 the buyer will be responsible for the 2023 and future 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 **One Tract - 160 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.

**Rod Johnson**  
Associate Broker  
402-371-0065