



LAND AUCTION DODGE COUNTY, NEBRASKA

100.32+/- ACRES

Bidding Opens December 13 – Ends December 20 Simulcast Auction at 11:00 a.m. North Bend Public Library

Opportunity to purchase excellent dryland farm with tenant in place. Property is located near North Bend, Nebraska, and a short distance to major grain markets in Fremont and Columbus.

LOCATION: From North Bend 8 miles north on Hwy 79 to Road L then 2 miles east. Located at the southeast corner of County Road L and Road 9.

LEGAL: North Half of the Northwest Quarter (N2NW4), North Half of the North Half of the Southwest Quarter of the Northwest Quarter (N2N2SW4NW4) and North Half of the North Half of the Southeast Quarter of the Northwest Quarter (N2N2SE4NW4) in Section Thirty-three (33), Township Nineteen (19) North, Range Six (6) East of the 6th PM in Dodge County, Nebraska.

SOILS: Primarily Moody silty clay loam

2022 REAL ESTATE TAXES: \$6,231.32

FSA INFORMATION: 94.0 Cropland Acres

Base Acres: 1.58 acres wheat with PLC yield of 41 60.39 acres corn with a PLC yield of 184 2.06 acres grain sorghum with a PLC yield of 71

SCHOOL DISTRICT: North Bend Central

POSSESSION: Full possession March 1, 2024



LAND AUCTION INFORMATION

- UFARM Agents will be available December 20, 2023, at the North Bend Public Library Community Room, 110 E 13th Street, North Bend, Nebraska, from 10:00 am until the conclusion of the online auction. Feel free to attend the simulcast auction or bid online. Phone bidding can be made available upon request. 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 for this property beginning December 13 and extending to December 20. Online only bidding will conclude at 10:00 am. At approximately 10:45 am an "Enter Auction" button will appear. Online bidders may click this to enter the simulcast live auction. Audio and video will be streamed for those bidding or watching online. Simulcast bidding will begin at 11 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 bidder 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 402-371-0065 for assistance. UFARM agent will contact successful buyer at 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 January 20, 2024. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Full possession will be given March 1, 2024. 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 2023 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 as a legal description, which has been determined as 100.32+/- 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.

Randy Oertwich

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