



SIMULCAST LAND AUCTION YORK COUNTY, NEBRASKA 74.28+/- ACRES

Bidding Opens February 15 – Ends February 22
Simulcast Auction at 10:30 a.m.
I-80 Holiday Inn - York, Nebraska

Rare opportunity to purchase 39+/- acres excellent York County cropland with highly productive soils. Tract also includes 35+/- acres of recreational land with hunting opportunities along Lincoln Creek.

LOCATION: Land is located 3 miles south of Gresham on Highway 69 in northeast York County. From York go 10 miles east on Highway 34 and 7 miles north on Highway 69. Access to property is at the northeast corner of tract located at 21 Road and Highway 69.

LEGAL DESCRIPTION: The East Half of the Northeast Quarter (E2NE4) less State ROW in Section Twenty-Seven (27), Township Twelve (12) North, Range One (1) West in York County, Nebraska.

SOILS: Cropland soils are mostly Hord and Hall silt loam 0-1% and Hastings silt loam 3-7%. Lincoln Creek is Hobbs silt loam channeled, frequently flooded.

CERTIFIED IRRIGATED ACRES: According to the Big Blue Natural Resource District, there is 20.74 certified irrigated acres. There is no irrigation well.

WATER RIGHTS: There is a surface water right A-10764 for 17 acres. It is not known if this right is active as it has to have been used once in the last five years. Contact Justin Hladik, Big Blue NRD, for specific information 402-471-3005.

2023 TAXES: \$2,013.50

BASE ACRES:

- Corn - 25.5 acres with a yield of 152 bushels
- Wheat - 5.6 acres with a yield of 38 bushels
- Grain Sorghum - 1.9 acres with a yield of 93 bushels
- Soybeans - .4 acres with a yield of 47 bushels

POSSESSION: Full possession at closing.

CONSERVATION EASEMENT: The land will have a conservation easement placed on the property. It allows normal agricultural use and irrigation. Contact the listing agent for more information regarding the easement.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available February 22, 2024, at the I-80 Holiday Inn, York, Nebraska from 9:30 am until the conclusion of the simulcast 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:** You may place bids for this property beginning February 15 and extending to February 22. 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 live auction. Audio and video will be streamed for those bidding or watching online. Simulcast bidding 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 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 the conservation easement and deposit 20% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before March 25, 2024. Nebraska Title Company will prepare title policy and close sale. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by 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 **2023** and all previous real estate taxes. The buyer is responsible for 2024 and future years 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 74.28+/- 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.

Please visit our website for more information
www.ufarmrealestate.com

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