



ONLINE LAND AUCTION

SALINE COUNTY, NEBRASKA

156.51+/- ACRES

Bid Online August 22 - August 29, 2024

Opportunity to purchase productive non-irrigated cropland for traditional row crop or the outdoor enthusiast. Land is located just a short distance from a major grain and crop inputs facility with highway frontage.

LOCATION: From the south junction of Highway 15 and Highway 41, go approximately 1.25 miles east. Farm is located on north side of road.

LEGAL: The Southwest Quarter (SW4) Section Thirteen (13), Township Six (6) North, Range Two (2), East of the 6th P.M. Saline County, Nebraska.

SOILS: Primarily Crete Silty Loam, Longford Silty Clay Loam, Hobbs Silt Loam, and several other soil types for the remainder of the soil classes. Class I - VIw soil ratings.

2023 REAL ESTATE TAXES: \$6,338.00

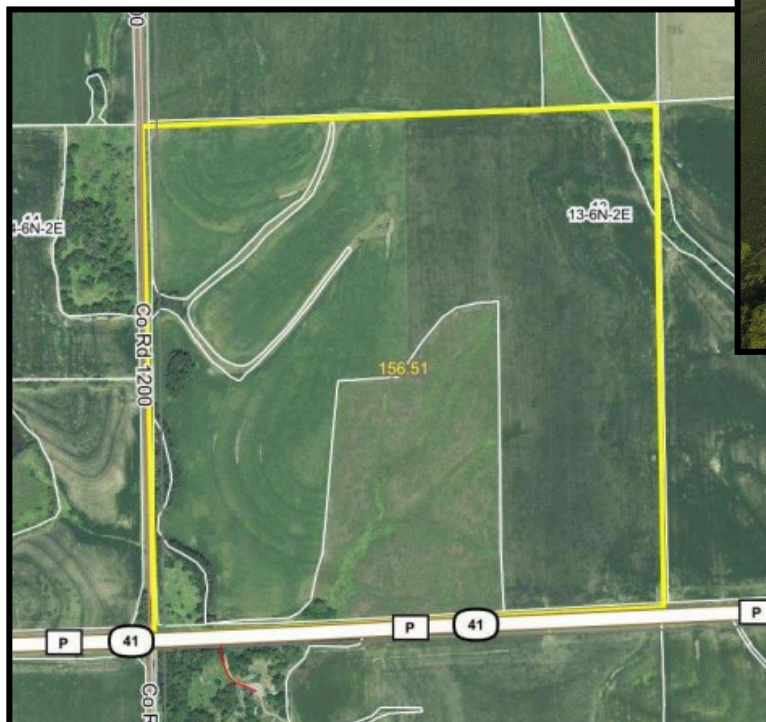
SCHOOL DISTRICT: Wilber-Clatonia

FSA INFORMATION:

119.6 acres row crop
28.78 acres grass

Total Base Acres

Corn - 59.38 acres
Soybeans - 59.42 acres



LAND AUCTION INFORMATION

UFARM Agents will be available August 29, 2024, at the American Legion Hall, 310 Legion Memorial Drive, Wilber, Nebraska, from 10:00 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 over 7 days beginning August 22, 2024, and extending to August 29, 2024, at 11:00 am. This is an online auction with reserve and 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 402-434-4496 for assistance. UFARM agent will contact the successful bidder 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 a personal, business or cashier check immediately following the sale. Closing will be on or before September 30, 2024. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Closing Agent/Title Company will be Nebraska Title Company, Lincoln, Nebraska. Full possession will be given at closing subject to existing lease. 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 2024 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 **156.51+/- county assessed acres**. Please bid accordingly.

Information has been compiled from sources deemed reliable, but neither UFARM Real Estate, its agents nor the owners make any guarantee as to the accuracy. It is the Seller's intent to sell, the highest bid will be accepted subject to the approval of the Seller. 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.

Dan Theilen

Sales Associate - Land Manager
402-434-4496 (office) or 402-480-0099 (cell)

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Please visit our website for more information

www.ufarmrealestate.com