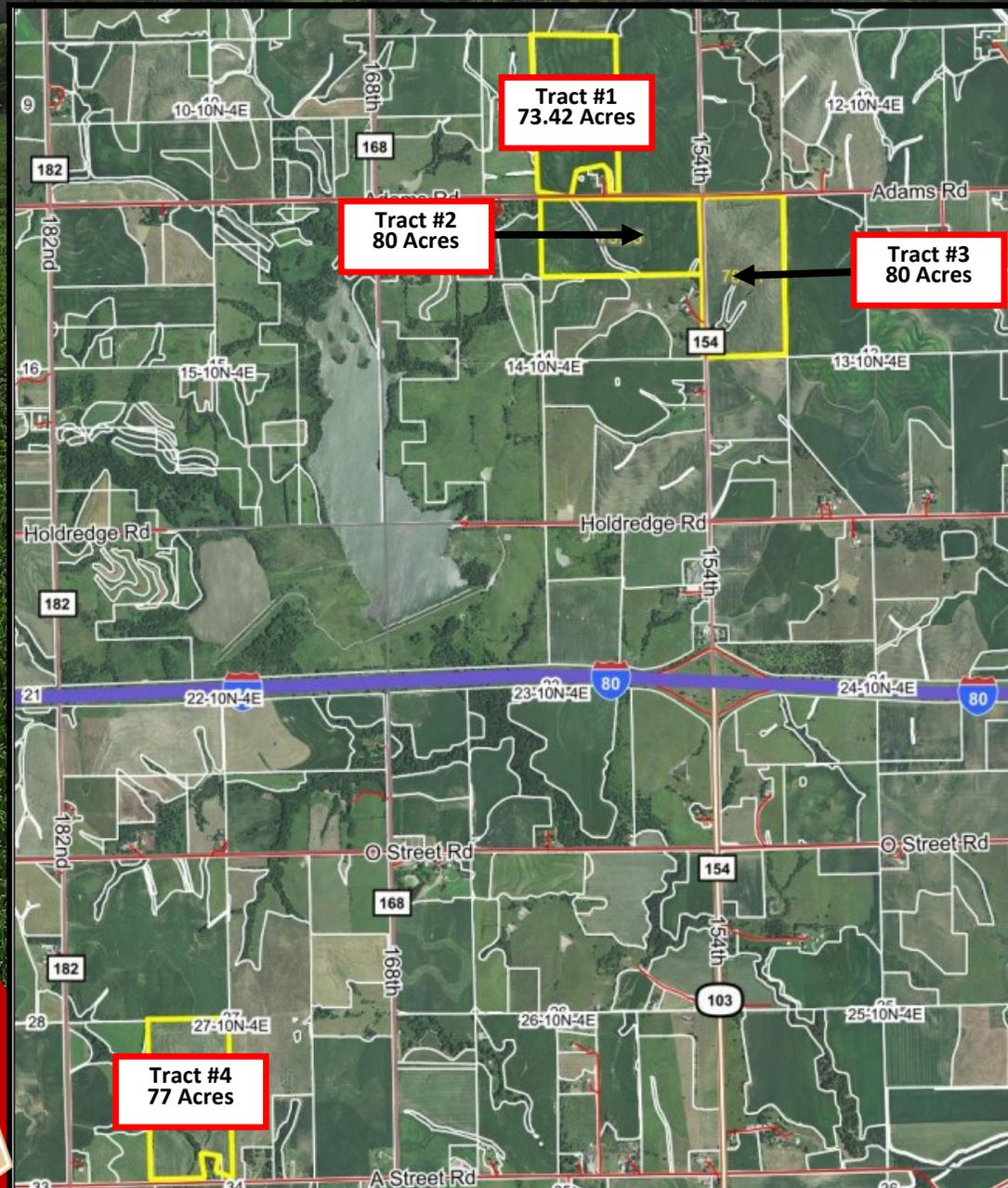


ABSOLUTE ONLINE LAND AUCTION SEWARD COUNTY, NE FOUR TRACTS



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TRACT #1 - 73.42 +/- ACRES

LOCATION: Located North of I-80 off Highway 103 from the intersection of Adams and 154th Street- Tract #1 is one half of a mile west on the north side of the road.

LEGAL: The West Half (W2) of The Southeast Quarter (S4) Section Eleven (11), Township Ten (10) North, Range Four (4), East of the 6th P.M. Seward County, Nebraska.

SIZE: 73.42+/- assessed acres

FSA INFORMATION: 73.48 farmable acres based on FSA 578 information.

SOILS: Primarily Yutan Silty Clay Loam, Aksarben Silty Clay Loam, Yutan Silty Clay Loam & other soil types for the remainder of the soil classes. Class II - IV soil ratings. Soil map available on website.

2023 REAL ESTATE TAXES: \$3,409.32 (2024 real estate taxes will be paid by the Sellers.)



TRACT #2 - 80.00 +/- ACRES

LOCATION: Located North of I-80 off Highway 103 from the intersection of Adams and 154th Street. Tract #2 is located on the southwest corner of the intersection.

LEGAL: The North Half (N2) of The Northeast Quarter (NE4) Section Fourteen (14), Township Ten (10) North, Range Four (4), East of the 6th P.M. Seward County, Nebraska.

SIZE: 80+/- assessed acres

FSA INFORMATION: 73.85 farmable acres based on FSA 578 information.

SOILS: Primarily Pawnee Clay Loam, Yutan Silty Clay Loam, Hobbs Silt Loam, Aksarben Silty Clay Loam, & other soil types for the remainder of the soil classes. Class II - IV soil ratings. Soil map available on website.

2023 REAL ESTATE TAXES: \$3,053.88 (2024 real estate taxes will be paid by the Sellers.)



TRACT #3 - 80 +/- ACRES

LOCATION: Located North of I-80 off Highway 103 from the intersection of Adams and 154th Street- Tract #3 is in the southeast corner of the intersection.

LEGAL: The West Half (W2) of The Northwest Quarter (NW4) Section Thirteen (13), Township Ten (10) North, Range Four (4), East of the 6th P.M. Seward County, Nebraska.

SIZE: 80 +/- assessed acres

FSA INFORMATION: 73.56 Cropland Acres

SOILS: Primarily Pawnee Clay Loam, Aksarben Silty Clay Loam, Steinauer Clay Loam & other soil types for the remainder of the soil classes. Class II - IV soil ratings. Soil map available on website.

2023 REAL ESTATE TAXES: \$3,419.44 (2024 real estate taxes will be paid by the Sellers.)



TRACT #4 - 77 +/- ACRES

LOCATION: Located from A Street north of Pleasant Dale go approximately 1-1/2 miles west, farm is located on the north side of the road.

LEGAL: The East Half (E2) of The Southwest Quarter (SW4) Section Twenty-Seven (27), Township Ten (10) North, Range Four (4), East of the 6th P.M. Seward County, Nebraska.

SIZE: 77 +/- assessed acres

FSA INFORMATION: 73.52 Cropland Acres

SOILS: Primarily Pawnee Soils, Yutan Silty Clay Loam, Hobbs Silt Loam, Aksarben Silty Clay Loam, & other soil types for the remainder of the soil classes. Class II - IV soil ratings. Soil map available on website.

2023 REAL ESTATE TAXES: \$3,684.58 (2024 real estate taxes will be paid by the Sellers.)



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available August 15, 2024, at the American Legion Hall in Pleasant Dale, 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 8, 2024, and extending to August 15, 2024, at 11:00 am. This is an absolute online auction without reserve and features bidding extensions. If a bid is received within five minutes of the scheduled close time on any tract, the bidding period is automatically extended for five minutes on all tracts. This will continue until there is a five minute period where no bids are placed and all tracts will close simultaneously. **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(s) 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 16, 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: **Tract #1 - 73.42+/- acres, Tract #2 - 80+/- acres, Tract #3 - 80+/- acres and Tract #4 - 77+/- 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. 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.

