



SIMULCAST LAND AUCTION ANTELOPE COUNTY, NEBRASKA

230.00+/- ACRES

Bidding Opens September 26 – Ends October 1
Simulcast Auction at 10:30 a.m.
Tilden Library - Lied Auditorium
202 S Center Street - Tilden, Nebraska

Don't miss this rare opportunity to purchase hunting land with income located on the southwest edge of Oakdale, Nebraska. Property would be a wonderful weekend retreat. The tops of the hills offer a picturesque view of the Elkhorn River Valley for a building site. The drone video displays the beauty of this unique property.

LOCATION: Property is located on the southwest edge of Oakdale, Nebraska. Take Lawton Street west and follow the road south past the deep well along the cropland to the pasture gate in the southwest corner. The cropland lies south and west of the deep well.

LEGAL DESCRIPTION (Abbreviated): Southwest Quarter (SW4), tract in Northwest Quarter (NW4), tract in West Half of the Southeast Quarter (W2SE4) 168.29+/- acres; vacated tract in Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW4SE4NE4) 400' x 35' all in Section 11 and tract in the East Half of the Southeast Quarter (E2SE4) 44.6+/- acres; tract south and east of creek in the East Half of the Southeast Quarter (E2SE4) 17.74+/- acres both in Section 10, all in Township 24 North, Range 6 West Antelope County, Nebraska. (Metes and bounds description in agent's file.)

LAND DESCRIPTION: Nearly level to undulating cropland in two fields divided by a pasture. Farm Service Agency reports 33.33+/- acres pivot irrigated crop land and 14.97+/- acres of dry land accessed through the pasture. The pasture has Cedar Creek, which provides livestock water. The pasture is perimeter fenced except the west side. Cedar creek is deep and is the fence on the west side. Cedar tree removal was completed in 2022.

IRRIGATION: The land is irrigated from a shared well ownership agreement with Dean Wilkinson, the owner of the north part of the pivot land. The pivots are owned by Dean Wilkinson and the power unit is half owned by Dean Wilkinson and the Sellers.

CERTIFIED IRRIGATED ACRES: There are 33.7 certified irrigated acres according to the Upper Elkhorn Natural Resources District.

SOIL DESCRIPTION: The irrigated soils are Alcester silt loam 2-6% and Hord silt loam, cool, 0-2%. The dry land is Nora silt loam 2-6% and Alcester silty clay loam 2-6%. The pasture is mostly rolling Crofton-Nora complex 17-30% and Crofton silt loam 30-60%.

DEER HUNTING: With Cedar Creek and plentiful food supplies, deer and turkey hunting is exceptional. Good access, yet remote. No hunting has been allowed for several years. There is an abandoned deer blind.

POTENTIAL BUILDING SITES: The tops of the hills offer scenic building sites with impressive views of the Elkhorn River Valley.

REAL ESTATE TAX 2023: \$4,358.78

BASE ACRES:

Corn: 18.5 acres with a yield of 120 bushels.
Beans: 18.6 acres with a yield of 37 bushels.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available October 1, 2024, at the Tilden Library - Lied Auditorium, Tilden, 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 September 26 and extending to October 1. 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 deposit 10% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before November 1, 2024. 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 2024 and all previous real estate taxes. The buyer is responsible for 2025 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 230.00+/- 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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