

**ONLINE LAND AUCTION
BOONE COUNTY, NE
160+/- ACRES IRRIGATED
MADISON COUNTY, NE
80+/- ACRES DRY LAND**

**Simulcast Auction
September 24, 2024 at 10:00 am
Tilden Library - Lied Auditorium
202 S Center Street**



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TRACT #1 - 160+/- ACRES

LOCATION: Tract is located 12 miles south of Tilden, Nebraska, on Hwy 45 and 1/2 mile west on 130th Street or 9 miles north and 3-1/2 miles west of Newman Grove, Nebraska. Watch for signs.

LEGAL: The Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-two (22) North, Range Five (5) West of the 6th P.M. Boone County, Nebraska.

SIZE: 160+/- assessed acres

FSA INFORMATION: 155.58 total acres

BASE ACRES: Corn 154.6 acres with a yield of 160 bushels

CERTIFIED IRRIGATED ACRES: Lower Platte North NRD reports 134.72 certified irrigated acres.

IRRIGATION INFORMATION:

2014 9 Tower Reinke pivot system

Deep well drilled in 2014 (Registration #G-172077)

430 feet deep, pumping from 280 feet and producing 800 gallons per minute when drilled

Sargent Pump

125 hp Randolph gearhead

Diesel power unit and fuel tank

SOILS: The cropland soils are Crofton-Nora complex 11-17%, Moody silty clay loam 0-6% and Hobbs silt loam 0-2%. Topography is undulating to rolling.

2023 REAL ESTATE TAXES: \$7,555.16

POSSESSION: Full possession March 1, 2025.



TRACT #2 - 80 +/- ACRES

LOCATION: Located 7 miles south of Tilden, Nebraska, on Hwy 45, 2 miles east on 836th Road and 1 mile south on 536 Avenue. Watch for signs.

LEGAL: The East Half of the Northeast quarter (E1/2NE1/4) of Section Thirty-two (32), Township Twenty-three (23) North, Range Four (4) West of the 6th P.M. Madison County, Nebraska.

SIZE: 80 +/- assessed acres

CERTIFIED ACRES: The Lower Elkhorn NRD reports there are 67.39 certified irrigated acres.

FSA INFORMATION: 75+/- dry Cropland Acres (The pivot on the property belongs to the tenant. No water source on the property.)

BASE ACRES:

Corn - 37 acres with 147 bushel yield

Beans - 37 acres with 41 bushel yield

SOILS: The cropland soils are Alcester and Moody silty clay loam 2-6% and Nora-Crofton complex 2-17%, Moody silty clay loam 2-6% and Hobbs silt loam, 0-2%. Topography is undulating to moderately rolling.

2023 REAL ESTATE TAXES: \$5,727.10

POSSESSION: Full possession March 1, 2025.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available September 24, 2024, at the Tilden Library - Lied Auditorium, 202 S Center, Tilden, Nebraska, from 9:00 am until the conclusion of the simulcast online 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 on this property beginning September 19, 2024, and extending to September 24, 2024, at 10:00 am. Online only bidding will conclude at 9:30 am. At approximately 9:45 AM an "Enter Auction" button will appear. Online bidders may click to enter the simulcast auction. Audio will be streamed for those bidding or watching online. Simulcast live auction will begin at 10:00 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 high bid on each parcel 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 following 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 October 28, 2024. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Full possession will be given at closing subject to existing lease which expires March 1, 2025. 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 - 160+/- acres and Tract #2 - 80+/- 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 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.

