



**SIMULCAST LAND AUCTION
PIERCE COUNTY, NEBRASKA
160.00+/- ACRES GRASSLAND
Bidding Opens October 21 – Ends October 24
Simulcast Auction at 10:30 a.m.
Plainview Library
209 N Pine Street - Plainview, Nebraska**

LOCATION: The land is located from Plainview 10 miles south on 536 Avenue, 3 miles east on 854 Road, 1 mile south on 539 Avenue and one and a quarter mile west on 853 Road. From Pierce 10 miles west on 854 Road, one mile south on 539 Avenue and one and a quarter mile west on 853 Road. From Meadow Grove 11 miles north on 539 Avenue and one and a quarter mile west on 853 Road.

LEGAL DESCRIPTION: The West Half of the Northeast Quarter and the North Half of the Southeast quarter of Section 34, Township 26 North and Range 4 West of 6th PM in Pierce County, Nebraska.

LAND DESCRIPTION: The land is 160 +/- acres of good grassland perimeter fenced with barb wire. Access to land is at the northeast corner on 853 Road. Cedar trees have been cut in the southern part of pasture and will be piled. If time and weather permit the plan is to have them burned. Seller cannot guarantee they will be burned prior to possession.

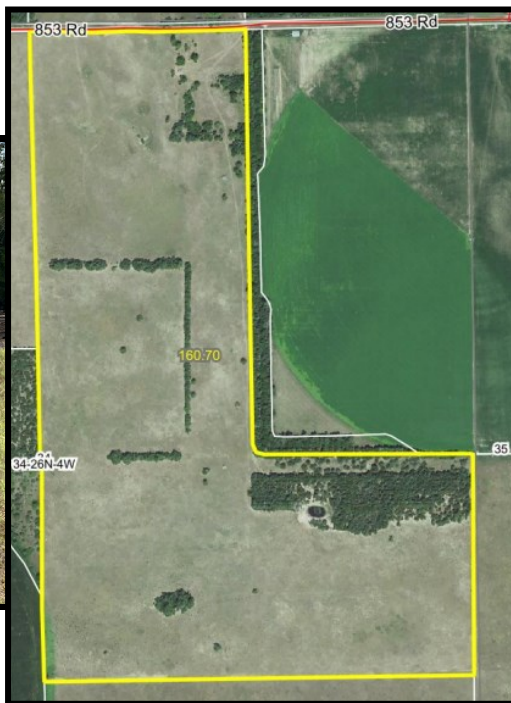
WATER: There is a windmill and tank at the north end of the tract. Midway on the north side of the south 80 acres is a manmade pond.

SOIL DESCRIPTION: Soils are mostly Thurman-Valentine complex undulating. Range production annually in pounds per acre is 3,040.

REAL ESTATE TAX 2023: \$2,754.14

EASEMENT: A Summit Carbon Solutions, LLC pipeline runs diagonally from northwest to southeast in nearly all the North Half of the Southeast Quarter. A copy of the Easement Agreement will be on the website or the agent will provide a copy.

POSSESSION: Full possession is February 28, 2025.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available October 24, 2024, at the Plainview Library, Plainview, 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 October 21 and extending to October 24. 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 20% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before November 25, 2024. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Chilvers Abstract and Title Company will provide Title Insurance and be the closing agent. 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. Fences may not be on the boundary lines. 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 160.00+/- 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

Rod Johnson
Associate Broker - Land Manager
402-750-5294 (cell)
Rodney.Johnson@ufarm.com
800 West Benjamin, Suite 1
Norfolk, NE 68701 • 402-371-0065