

ONLINE LAND AUCTION

5 TRACTS
581.38 +/- acres
in Lancaster County, NE

Bid Online
February 26 to March 4, 2025



UFARM
— REAL ESTATE —

Your Trusted Partner.

For more information, contact

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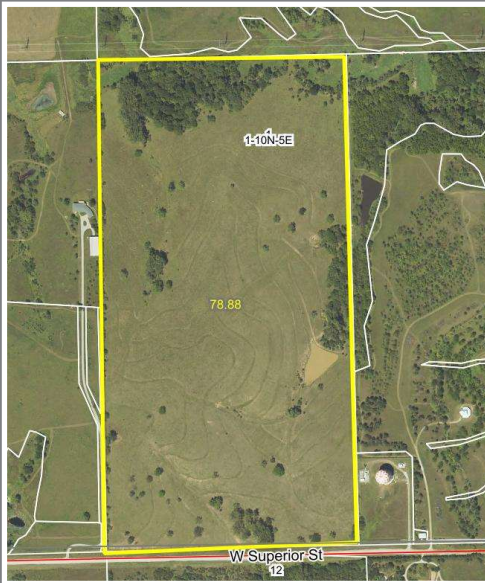
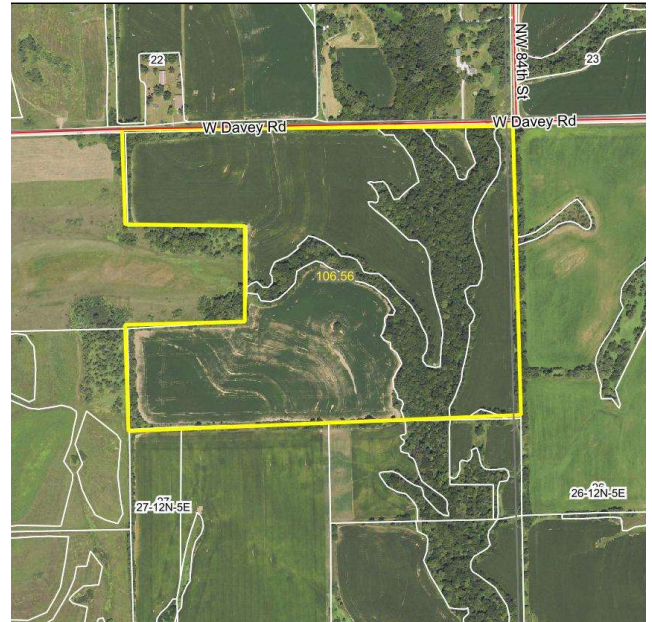
TRACT 1 – 106.56+/- ACRES IN LANCASTER COUNTY

LOCATION: Located one half mile east of NW Crouse Road and W Davey Road intersection on the south side of the road.

LEGAL: Lot 6 in the Northeast Quarter (NE4), Northeast Quarter of the Northeast Quarter (NE4NE4) and North Half of the South Half of the Northeast Quarter (N2S2NE4) in Section Twenty-Seven (27), Township Twelve (12) North, Range Five (5), East of the 6th P.M. Lancaster County, Nebraska.

SOILS: Primarily Yutan Silty Clay Loam, Norway Silt Loam, Crete Silty Clay Loam & other soil types for the remainder of the soil classes. Class II - VI soil ratings.

2024 REAL ESTATE TAXES: \$3,244.66



TRACT 2 – 78.88+/- ACRES IN LANCASTER COUNTY

LOCATION: Located three quarters of a mile east of NW 70th & W Superior St intersection on the north side of the road.

LEGAL: Lot 15 in the Southeast Quarter (SE4) Section One (1), Township Ten (10) North, Range Five (5), East of the 6th P.M. Lancaster County, Nebraska.

SOILS: Primarily Aksarben Silty Clay Loam, Pawnee Clay Loam, Steinauer Loam, Yutan Silty Clay Loam, & other soil types for the remainder of the soil classes. Class II - VI soil ratings.

2024 REAL ESTATE TAXES: \$2,182.20

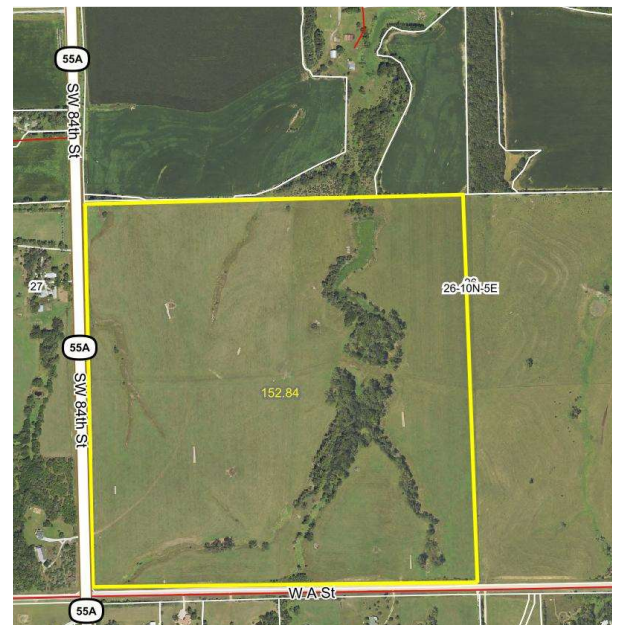
TRACT 3 – 152.84+/- ACRES IN LANCASTER COUNTY

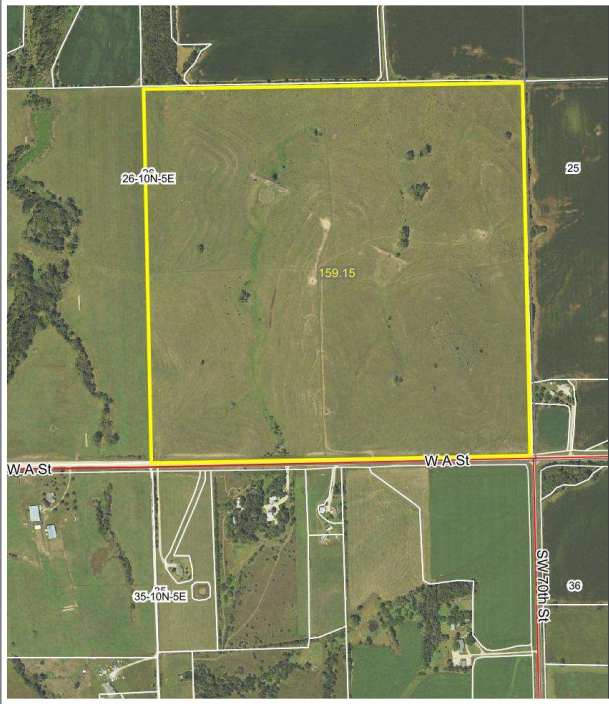
LOCATION: Located in the northeast corner of SW 84th Street and West A Street intersection.

LEGAL: Lot 53 & 54 of the Southwest Quarter (SW4) Section Twenty-Six (26), Township Ten (10) North, Range Five (5), East of the 6th P.M. Lancaster County, Nebraska.

SOILS: Primarily Shelby Clay Loam, Steinauer Loam, Burchard-Nodaway Complex & other soil types for the remainder of the soil classes. Class II - VI soil ratings.

2024 REAL ESTATE TAXES: \$3,120.04





TRACT 4 -159.15+/- ACRES IN LANCASTER COUNTY

LOCATION: Located three quarters of a mile east of SW 84th Street and West A Street intersection on the north side of the road.

LEGAL: The North Half of The Southeast Quarter (N2SE4) and Lot 55 Section Twenty-Six (26), Township Ten (10) North, Range Five (5), East of the 6th P.M. Lancaster County, Nebraska.

SOILS: Primarily Steinauer Loam, Pawnee Clay Loam, Steinauer Clay Loam, Burchard Clay Loam, & other soil types for the remainder of the soil classes. Class II - VI soil ratings.

2024 REAL ESTATE TAXES: \$3,242.76

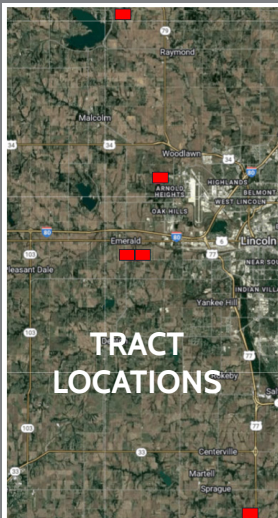
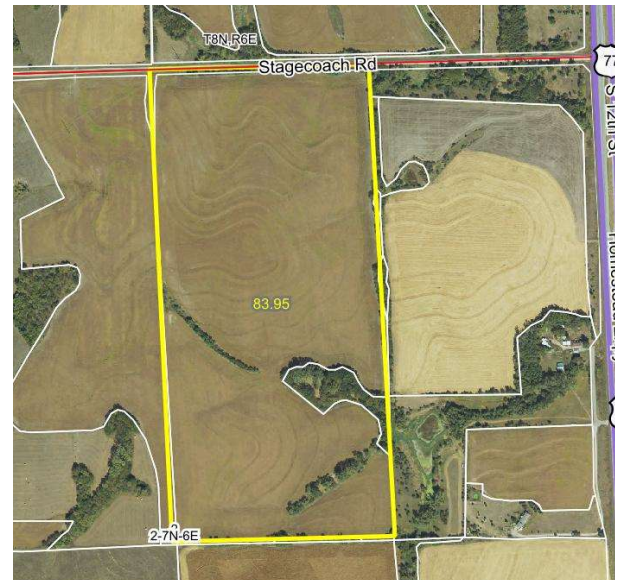
TRACT 5 - 83.95+/- ACRES IN LANCASTER COUNTY

LOCATION: Located one half mile west of Stagecoach Road and Highway 77 intersection on the south side of the road.

LEGAL: The West Half of The Northeast Quarter (W2NE4) Section Two (2), Township Seven (7) North, Range Six (6), East of the 6th P.M. Lancaster County, Nebraska.

SOILS: Primarily Wymore Silty Clay Loam, Pawnee Clay Loam, Nodaway Silt Loam, & other soil types for the remainder of the soil classes. Class II - III soil ratings.

2024 REAL ESTATE TAXES: \$2,915.84



UFARM Agents will be available March 4, 2025, at the Denton Community Center, 7115 Lancaster Ave., Denton, 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 February 26, 2025, and extending to March 4, 2025, 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 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 April 1, 2025. 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. 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 and restrictions of record.

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 – 106.56+/- acres, Tract #2 – 78.88+/- acres, Tract #3 – 152.84+/- acres, Tract #4 – 159.15+/- acres and 83.95+/- 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.

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