

# SIMULCAST LAND AUCTION

**3 TRACTS – 313 +/- acres  
Thurston & Dakota Counties, NE**

**Live Simulcast Auction  
March 6, 2025 at 10:30 am  
Elkhorn Valley Bank  
411 E 7th, Wayne, NE**

**Online Bidding Available  
February 27 to March 6, 2025**



**Office Location  
800 West Benjamin Ave, Suite B  
Norfolk, Nebraska 68701  
[ufarmrealestate.com](http://ufarmrealestate.com)**

**For more information, contact  
Rod D. Johnson, Associate Broker  
email: [Rodney.Johnson@ufarm.com](mailto:Rodney.Johnson@ufarm.com)  
office 402.371.0065  
cell 402.750.5294**

## TRACT 1 – Thurston County, NE 73.18+/- Acres – Irrigated Farm

**LOCATION:** The land is located two miles east of Wakefield (Hwy 35) on 858th Rd, then one quarter mile south on 11 Road.

**LEGAL DESCRIPTION:** The Southeast quarter of the Northwest quarter & Tax Lot 5 in Section 2, Township 26 North, Range 5 East of the 6th PM.

**LAND DESCRIPTION:** The land is a 73.18 +/- irrigated farm. There are 67.3 certified irrigated acres according to Lower Elkhorn NRD. The cropland topography is nearly level to 6% slopes.

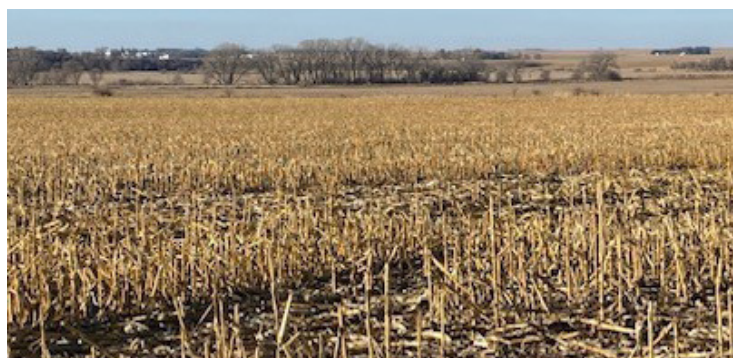
**SOIL DESCRIPTION:** Soils are Alcester and Moody silty clay loam. Class II – 43.1%+/- & Class III – 56.9%+/-.

**IRRIGATION WELL:** A deep well drilled in 1979. It is registered G-062112. Depth is 131 feet deep, pumping level 45 feet, 6 inch pump & producing 650 gallons per minute when drilled. WLR pump SN 079590. The well is powered by a 40 horse power electric motor. SN CPJ3223. The pivot is not a part of the sale.

**BASE & YIELDS:** 72 corn base acres Yield 143 BPA

**2024 REAL ESTATE TAXES:** \$4,054.96

**POSSESSION:** Open for 2025 growing season.



## TRACT 2 –Thurston County, NE 80+/- Acres Dry Land Farm

**LOCATION:** The land is located four miles south of Emerson on Hwy 9, then one and a quarter miles east on E Avenue. Last ¼ mile is a dirt road.

**LEGAL DESCRIPTION:** The East Half of the Northwest Quarter of Section 23 in Township 26 North, Range 6 East of the 6th PM.

**LAND DESCRIPTION:** The land is an 80 acre terraced dry land farm. There are 79.6 acres of cropland according to FSA. The cropland topography varies from undulating to 17% slopes.

**SOIL DESCRIPTION:** Soils are Alcester and Moody silty clay loam. Class II 34.6%+/-; Class III 43.1%+/- & Class IV 22.3%+/-

**BASE & YIELDS:**  
69.28 corn base acres Yield 157 BPA  
10.32 bean base acre Yield 48 BPA

**2024 REAL ESTATE TAX FOR:** \$3,025.44

**POSSESSION:** Open for 2025 growing season.

# TRACT 3 – Dakota County, NE 160 +/- Acres Dry Land Farm

**LOCATION:** The land is located one mile north of Emerson to Hwy 35 intersection, one mile east to S Avenue and two miles north to the SE corner.

**LEGAL DESCRIPTION:** The Southeast Quarter of Section 10, Township 27 North, Range 6 East of the 6th PM Dakota County, NE.

**LAND DESCRIPTION:** The land is a 160 +/- dry land farm. FSA reports 149.07 acres of cropland. 137.66 acres certified as farmed. The cropland topography varies from nearly level to 17% slopes.

**SOIL DESCRIPTION:** Soils are mostly Nora, Moody and Crofton silt loam. Class II – 8.8%+/-; Class III – 36.6%+/-, Class IV – 48.7%+/- & Class VI – 5.9% +/-.

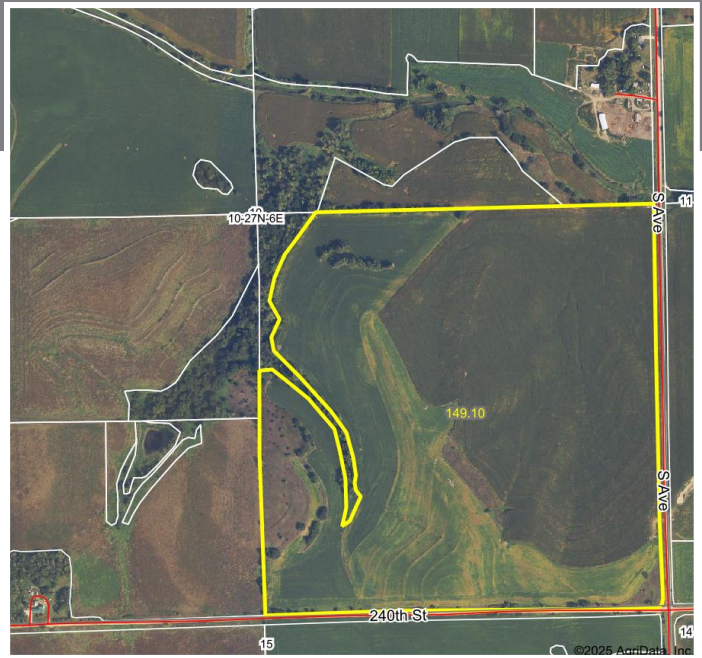
## BASE & YIELDS:

76.1 corn base acres    Yield 141 BPA  
69.2 bean base acres    Yield 33 BPA

**2024 REAL ESTATE TAXES:** \$5,421.12

**FERTILIZER SPREAD FOR 2025:** There are 15.34+/- tons of MESZ and O-O-60 spread on the farm. The buyer will reimburse the farm at closing for the fertilizer applied in the amount of \$10,109.15.

**POSSESSION:** Open for 2025 growing season.



**UFARM Agents will be available March 6, 2025, at the Elkhorn Valley Bank & Trust, 411 E 7th Street, Wayne, 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 February 27 and extending to March 6. 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 bids 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 April 1, 2025. 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. **Full possession at closing.**

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 descriptions, which have been determined as 73.18+/- acres, 80 +/- acres and 160+/- 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.

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