

ONLINE LAND AUCTION

GAGE COUNTY, NEBRASKA

TRACT #1- 80 ACRES

TRACT #2 - 160 ACRES

August 25, 2021

Bidding Opens August 16, 2021 and ends August 25, 2021 at 11:00 a.m.

Unique opportunity to purchase property with native prairie and potential development opportunities. Properties have been well maintained through conservation practices and near competitive grain markets.

LOCATION: From Highland Cemetery in Adams - **Tract #1** is located 3-1/2 miles south on South 148th Road to East Cherry Road then 1-1/2 miles west. **Tract #2** is located 1/2 mile south to Birch Road then 1-1/4 miles west.

LEGALS:

Tract #1 - The South Half of the Southwest Quarter (S2SW4) of Section 8, Township 5 North, Range 8 East of the 6th P.M. in Gage County, Nebraska.

Tract #2 - The Northeast Quarter of Section 32, Township 6 North, Range 8 East of 6th P.M. in Gage County, Nebraska.

SOILS:

Tract #1 - Primarily Malmo, eroded-Pawnee complex with 6-11% slope and Wymore silty clay loam with 0-6% slope.

Tract #2 - Primarily Otoe silty clay loam, Wymore silty clay loam, Cortland-Malmo Complex, Malmo and eroded-Pawnee complex with a 2-11% slope.



2020 REAL ESTATE TAXES:

Tract #1 - \$2,725.44

Tract #2 - \$6,176.64

FSA BASE ACRES:

Tract #1 - 23.6 crop acres with corn APH 142 bu/acre and soybeans APH 46 bu/acre

Tract #2 - 139.8 crop acres with corn APH 141 bu/acre and soybeans APH 49 bu/acre

POSSESSION: Possession at closing subject to existing Farm Lease with full possession March 1, 2022.

LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available August 25, 2021, at the Adams Community Center, 730 Main Street, Adams, Nebraska, from 9:00 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 9 days beginning August 16, 2021, and extending to August 25, 2021, at 11:30 am. This reserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended for five minutes. This will continue until there is a five minute period where no bids are placed. **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 registered bidders on the day of auction.**
- ◆ **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 September 24, 2021. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Nebraska Title Company, Lincoln, Nebraska. Full possession will be given at closing subject to existing lease. 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 **2021** 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 240 +/- 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

Dan Theilen

Sales Associate - Land Manager

402-434-4496 (office) or 402-480-0099 (cell)

Dan.Theilen@ufarm.com

3501 Plantation Drive, Suite 100 • Lincoln, NE 68516