

ONLINE LAND AUCTION

GAGE COUNTY, NEBRASKA

160 +/- ACRES

Bidding Opens September 7, 2021
Ends September 16, 2021 at 11:00 a.m.

Opportunity to purchase a 160 +/- acre irrigated farm in Gage County, Nebraska. This farm is gently rolling with 133.92 +/- certified irrigated acres. Also included on the farm is an Amarillo gear head Model #S100A and 800 gpm well (G-057199). Properties have been well maintained through conservation practices and near competitive grain markets.

Disclaimer: There is an 8 tower Reinke pivot without tires. The property is being sold AS IS with the pivot being sold with the property. No power unit or pivot bridges included.

LOCATION: Property is located 2 miles south of Ellis, Nebraska, or 4 miles south and 6 miles west of Beatrice, Nebraska, at the corner of Maple Road and SW 103 Road.

LEGAL: Northeast Quarter (NE4) in Section 33, Township 3 North, Range 5 East of the 6th P.M. in Gage County, Nebraska.

SOILS: Malmo, eroded-Pawnee complex 6-11% slope, Otoe silty clay loam 6-11% slope, Wymore silty clay loam 2-6% slope

2020 REAL ESTATE TAXES: \$9,858.40

POSSESSION: Possession will be at closing on or before October 20, 2021, and subject to the 2021 crop lease that expires February 28, 2022.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available September 16, 2021, at the UFARM Real Estate office, 3501 Plantation Drive, Suite 100, Lincoln, 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 September 7, 2021, and extending to September 16, 2021. 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 402-434-4499 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 October 20, 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, 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 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.