

ONLINE LAND AUCTION

BUTLER COUNTY, NEBRASKA

189+/- ACRES

Bidding Opens August 26, 2021
Ends September 8, 2021 at 11:00 am

Great opportunity to purchase a farm with very good soils and surface water rights. Water rights have been used in the past but are not guaranteed by the Seller. This farm has a good production history and fertility has been well maintained.

LOCATION: Property is located on the west edge of Surprise, Nebraska, on the south side of Road 25.

LEGAL DESCRIPTION:

The Southeast Quarter of the Northeast Quarter (SE4NE4); Northeast Quarter of the Northwest Quarter (NE4NW4); West Half of the Northeast Quarter (W2NE4) Section 16, Township 13 North, Range 1 East of the 6th P.M. in Butler County Nebraska.

SOILS: Primarily Hobbs silt loam, Muir silt loam and Hall silt loam

2020 TAXES: \$9,465.98

POSSESSION: Landlord's possession at closing. Full possession after share crop lease expires February 28, 2022. Seller will be keeping 2021 crop income.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available September 8, 2021, at Central Valley Ag, 360 East Oak Street, Shelby, 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 beginning August 25, 2021, and extending to September 8, 2021, at 11:00 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 402-649-8744 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 7, 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 in David City, Nebraska. Landlord's possession at closing. Full possession after share crop lease expires February 28, 2022. Seller will be keeping 2021 crop income. 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 189 +/- 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

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