

# ONLINE LAND AUCTION

## MADISON COUNTY, NEBRASKA

### 315+/- ACRES

Bidding Opens February 5, 2022  
Ends February 10, 2022 at 1:30 pm

**A nearly level to undulating dry land farm in two fields divided by a 114 +/- acre pasture. Farm Service Agency reports 208.5 acres of cropland. Pasture has creek water and perimeter fenced.**

**LOCATION:** Property location from Battle Creek is two miles south to 838 Road then six miles west. From Meadow Grove property is located four miles south on blacktop and one mile east on 838 Road.

**LEGAL DESCRIPTION:** The West Half (W1/2) less building site in Section Eighteen (18), Township Twenty-three (23) North, Range Three (3) West in Madison County, Nebraska.

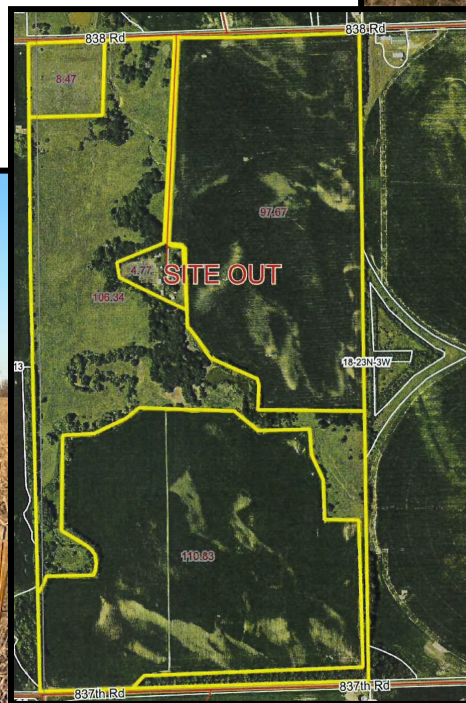
**SOILS:** The land is primarily Loretto loam 2-6%, Shell silty clay loam 0-2% occasionally flooded, Hobbs silt loam and Shell silt loam occasionally flooded.

**2021 TAXES:** \$12,440.44

**BASE ACRES:**

Corn: 116.8 acres with a yield of 113 bushels  
Soybeans: 53.0 acres with a yield of 39 bushels  
Wheat: 22.1 acres with a yield of 34 bushels

**POSSESSION:** Full possession is March 1, 2022.



#### LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available February 10, 2022, at Divots Conference Center, 4200 W Norfolk Avenue, Norfolk, Nebraska, from 11:30 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 February 5, 2022, and extending to February 10, 2022, at 1:30 pm. 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 402-371-0065 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 March 7, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession 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, restrictions of record and all leases that may exist.
- ◆ **The Seller** 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 315 +/- 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 \$25/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.