

ONLINE LAND AUCTION THURSTON COUNTY, NEBRASKA TWO TRACTS

Bidding Opens February 1, 2022 – Ends February 8, 2022 at 11:00 a.m.

TRACT #1 - 160+/- ACRES

DESCRIPTION: Very productive center pivot irrigated tract in eastern Thurston County, Nebraska. This farm contains 154.73 +/- acres of certified cropland with Class I - III soils.

LOCATION: Property is located 1 mile east and 1/2 mile north of Macy, Nebraska, and 1/2 mile north from the corner of Highway 75 and 36 Road.

LEGAL: The Northeast Quarter (NE4) of Section 19, Township 25 North, Range 10 East of the 6th PM in Thurston County, Nebraska.

PIVOT INFORMATION:

- 2008 Reinke 7 tower center pivot, 40 HP electric motor and 10" Western Land Roller Pump

WELL INFORMATION:

- G-031915; 1250 GPM; Static Level = 20 ft; Pumping Level = 34 ft; 10-inch column diameter

SOILS:

72.2% Class III Albaton silty clay, 0 to 2% slope
19.6% Class II Onawa & Haynie soils
8.2% Class I Haynie silt loam, deep loess, 0 to 2% slope Class I - III soils

2021 REAL ESTATE TAXES: \$12,000.00 (Estimated)



TRACT #2 - 120+/- ACRES

DESCRIPTION: Combination tract that includes 25.8 +/- acres of certified cropland, 93.11 +/- acres of Wetland Reserve Program (WRP), and 1.09 +/- acres of waste.

LOCATION: Property is located 1 mile east and 1/2 mile north of Macy, Nebraska, and 1/2 mile north from the corner of Highway 75 and 36 Road.

LEGAL: Northwest Quarter of the Northwest Quarter (NW4NW4) (Lot 1) and West Half of the Northwest Quarter (W2NW4) of Section 19, Township 25 North, Range 10 East of the 6th PM in Thurston County, Nebraska.

SOILS: Class V Onawet silty clay loam, frequent flooded (WRP); Class II Onawa and Haynie soils; Class III Albaton silty clay, 0 to 2% slope

2021 REAL ESTATE TAXES: \$6,000.00 (Estimated)



EASEMENT: There is a wetland easement that expires May 10, 2036. Payment was received in a lump sum by Seller. No annual payment. Contact agent for more information.

LAND AUCTION INFORMATION

- ◆ **POSSESSION:** Possession at closing.
- ◆ **UFARM Agents** will be available February 8, 2022, at the Decatur Fire Hall, 10th & Broadway, Decatur, 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 8 days beginning February 1, 2022, and extending to February 8, 2022, 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 402-434-4499 for assistance.**
- ◆ **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 8, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession will be given 30 days after the closing of the auction. 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 **Tract #1 160 Acres and Tract #2 124 Acres. Both tracts will close simultaneously after 5 minutes of no bid activity.** 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.