

ONLINE LAND AUCTION BANNER COUNTY, NEBRASKA 156+/- ACRES

Bidding Opens June 20, 2022 - Ends June 29, 2022 at 11:00 a.m. (mst)

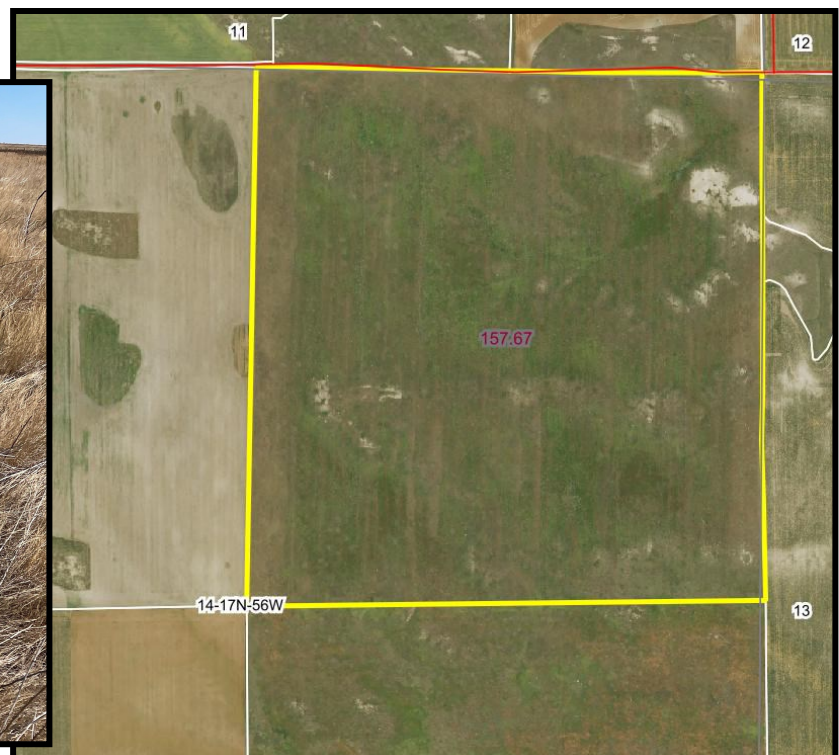
DESCRIPTION: 156 +/- CRP acres located south of Harrisburg, Nebraska. CRP expires 9/30/2026. Contract is based on 157.7 acres with a rental rate of \$33.82/acre for an annual contract payment of \$5,333.

LOCATION: Property is located 7 miles south of Harrisburg, Nebraska, with access via trail road to the northwest corner of the subject property from County Road 12.

LEGAL: Northeast Quarter (NE4) Section 14, Township 17 North, Range 56 West of the 6th PM in Banner County, Nebraska.

SOILS: Class IIIe Rosebud-Canyon loam, Class IIIc Alliance loam and Class IVe Sidney-Canyon loam.

2021 REAL ESTATE TAXES: \$403.16



LAND AUCTION INFORMATION

- ◆ **POSSESSION:** Possession at closing.
- ◆ Property is currently enrolled in a USDA Conservation Reserve Program (CRP) Contract (Farm #911/Tract #100) which expires September 30, 2026. Contract is based on 157.7 acres with a rental rate of \$33.82/acres for an annual contract payment of \$5,333.00. The contract can limit vegetation harvest and soil tillage while prescribing certain seedings in addition to other management options. CRP contract will transfer to new buyer at the date of closing. The 2022 CRP payment will be prorated to date of closing unless stipulated in the Purchase Agreement.
- ◆ Property is currently in year three (3) of an eight (8) year wind development lease. This lease provides nominal income for the wind development consideration with future possibilities detailed out in the lease document.
- ◆ **UFARM Agents** will be available June 29, 2022, at United Farm & Ranch Management, 111 S Dewey, North Platte, Nebraska, from 9:00 am until the conclusion of the online auction. Please visit us during the scheduled time to discuss this property or contact us at 308-532-4066. 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 10 days beginning June 20, 2022, and extending to June 29, 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 402-434-4498 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 July 29, 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 prorated 2022 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 **One Tract - 156 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 \$10/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.

Randy Clavel
Associate Broker
308-532-4066

Jeff Frack
Sales Associate
402-480-4945 (cell)

111 S Dewey • North Platte, NE 69101

Please visit our website for more information
www.ufarmrealestate.com