

**ONLINE LAND AUCTION
NEMAHA COUNTY, NEBRASKA
125 +/- ACRES**

Bidding Opens August 11, 2022 – Ends August 19, 2022 at 11:00 a.m.

DESCRIPTION: Productive dryland farm located southwest of Auburn, Nebraska, in Nemaha County. This farm is mostly flat in topography with majority Class II & III soils. The parcel consists of 105 +/- acres of cropland and 11 +/- acres of grassland on the west side of the property. Muddy Creek divides the property into two farmable parcels.

LOCATION: Property is located 6 miles south and 2 miles west of Auburn, Nebraska, on 721A Road between 636 Avenue and 638 Avenue.

LEGAL: South Half of the Northeast Quarter (S2NE4), Southeast Quarter of the Northwest Quarter (SE4NW4) and 8 Acres lying Northeast of Muddy Creek in the Northeast Quarter of the Southeast Quarter Excluding County Road in Section 30-4N-14E of the 6th P.M. in Nemaha County, Nebraska.

SOILS: Class II Zook silty clay loam & Nodaway silt loam

ASSESSED ACRES: 124.55 +/- Acres

2021 REAL ESTATE TAXES: \$4,117.38

SCHOOL DISTRICTS: Humboldt - Table Rock Schools

POSSESSION: Subject to written cash rent farm lease with tenant that will expire March 1, 2023.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available August 19, 2022, at the Auburn Memorial Library, Auburn, 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 11, 2022 and extending to August 19, 2022, at 11:00 am. This online auction with reserve 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 September 19, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Nebraska Title, Auburn, Nebraska. Full possession will be given at closing subject to written cash rent farm lease with tenant that will expire March 1, 2023, without notice. 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 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 - 125 +/- Acres. Tract will close 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.

Ethan Sorensen

Associate Broker - Land Manager

402-434-4499 or 402-380-0432

Ethan.Sorensen@ufarm.com

3501 Plantation Drive, Suite 100 • Lincoln, NE 68516

Please visit our website for more information

www.ufarmrealestate.com