

ONLINE LAND AUCTION

LANCASTER COUNTY, NEBRASKA

147+/- ACRES

Bidding Opens November 23, 2022 – Ends November 30, 2022 at 11:00 a.m.

Excellent opportunity to purchase property for productive cropland along with some recreational options as well. It has access to public roads on the north and west side to give the owner many options in the future. The property also includes a small grain bin and building which will be part of the land sale. The tenant's grain in the bin will be removed sometime before March 31, 2023.

LOCATION: From South 82nd Street and Firth Road or from the community of Firth, Nebraska, the location of the farm is located 4 miles east on the southeast side of the road intersection in Lancaster County, Nebraska. The property location is 134th Street and Firth Road.

LEGAL: Lot 3 in the Northwest Quarter (NW4) Section 33, Township 7 North, Range 8 (Does not include Lot 4 on north edge of the NW4) all East of the 6th PM in Lancaster County.

ASSESSED ACRES: 146.67+/- Acres

SOILS: Primarily Pawnee clay loam with a 6-11% slopes, Wymore silty clay loam with 2-6% slopes and 3 other soil types for the remainder of the soil classes.

2021 REAL ESTATE TAXES: \$7,251.76 (Sellers will pay 2022 and all previous real estate taxes.)

FSA INFORMATION:

Cropland Acres: 121.03 Acres

Farmable Acres: 115.97 Acres

Base Acres: 22.2 Acres

SCHOOL DISTRICT: Norris School

POSSESSION: Possession at closing.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available November 30, 2022, at the UFARM Real Estate Office, 3501 Plantation Drive, Suite 100, Lincoln, 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 7 days beginning November 23, 2022, and extending to November 30, 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 402-434-4496 for assistance. UFARM agent will contact successful buyer following the close of the auction if not present.**
- ◆ **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 December 30, 2022. The cost of title insurance and closing fees will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Nebraska Title Company, Lincoln, Nebraska. Full possession will be given 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 Sellers** will pay **2022** and all previous real estate taxes.
- ◆ **Disclosure** - There is an underground gas line running through the property.
- ◆ **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 147+/- 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.