

DICKAU ONLINE (INTERNET) LAND AUCTION

1,825+/- Acres - 5 Tracts
Gosper County, Nebraska

March 23, 8:00 am - March 31, 10:00 am, 2020

Sellers: Daniel & Cynthia Dickau

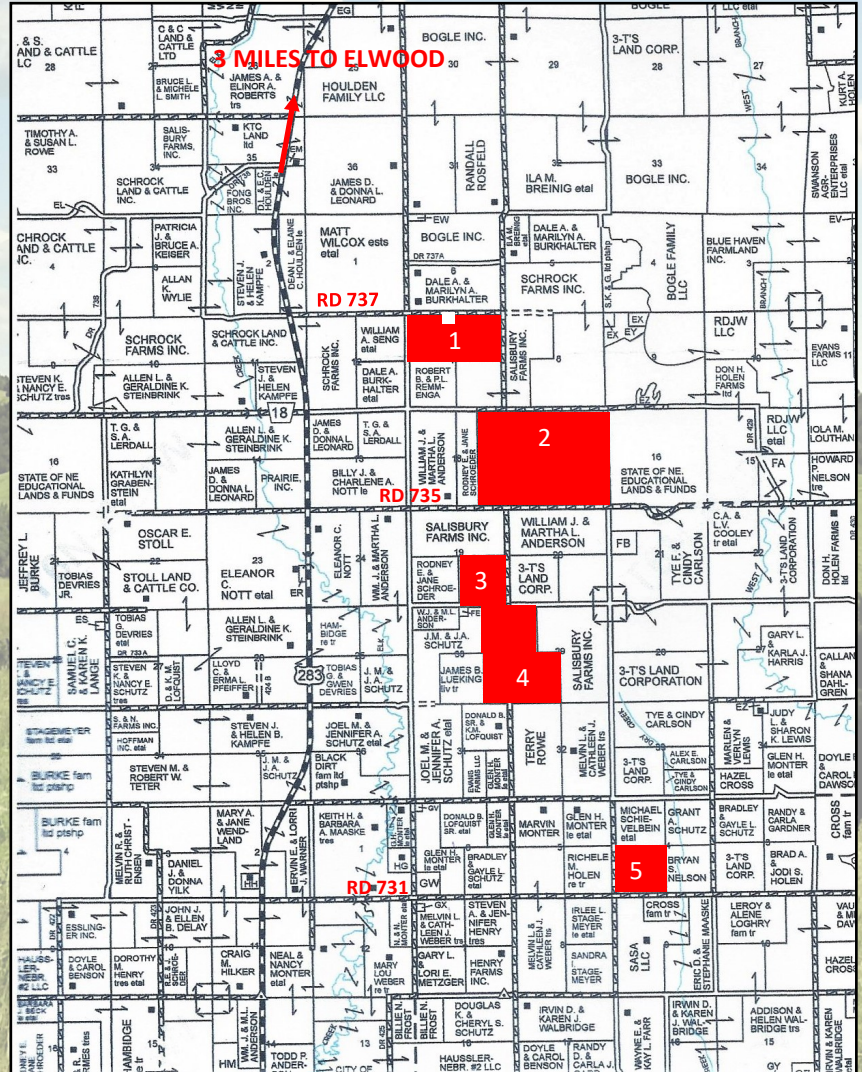
TRACT 1



TRACT 2



FEATURES: Pivot Irrigation, Dryland Cropland, Pastureland with Pipeline Water, Ponds & Tree Shelter Belts, Fall Pasture & Wildlife Habitat.



FOR MORE INFORMATION, SHOWING,
OR TO REGISTER AS A BIDDER:

Kelly Gydesen, Listing Agent, 308.325.6983 or any AgTeam Agent

UNITED COUNTRY AGTEAM LAND BROKERS

2802 Plum Creek Parkway, Ste E

Lexington, NE 800.785.2528

www.UCagteamland.com



**AgTeam
Land Brokers**

AUCTION TRACTS

TRACT 1: Part of N1/2, Section 7, T-6-N, R-22-W. Seller retaining approximately 10 acre homesite on north side of sale tract. Approximately 305 deeded acres will be sold. Final acreage and purchase price to be determined after survey.

Location: 5 miles south of Elwood on Hwy 283, 1 1/2 miles east on county road 737.

Land Use: 130 acres pivot irrigated cropland, 35 dryland cropland, 130 acres of Fall pasture with part being hayable.

Irrigation: 2012 T & L 14 tower sprinkler system, JD diesel power unit, fuel tank. 1300 gpm well. Soils: Holdrege & Holdrege-Uly silt loams. There is a large rubber tire stock tank but supply well is on neighbor. No guarantee as to usage.

FSA: Corn Base - 98.84 ac, PLC yield - 121, Oats Base - 44.34 ac, PLC yield - 50. DCP cropland - 164.12 ac.

2019 Real Estate Taxes: Estimated at \$6,065 for sale tract.

TRACT 2: E1/2 E1/2, Section 18 and all Section 17, T-6-N, R-22-W, 800 ac.

Land Use: 171.93 acres dryland cropland, 600 acres pasture, 11 acre old homesite. One of the best large pastureland tracts in the area. Cross fenced. Electric well with pipeline to 4 remote tank sites. 3 stock dams. Tree shelter belts.

FSA: Corn Base - 103.03 ac, PLC yield - 121. Oats Base - 46.22 ac, PLC yield - 50. DCP cropland - 171.93 ac.

2019 Real Estate Taxes: \$10,175.96

TRACT 3: SE1/4, Section 19, T-6-N, R-22-W, 160 ac.

Land Use: 149.1 acres dryland cropland, 11.26 ac wildlife habitat. One of best dryland quarters in the area.

Soils: 74% Holdrege silt loam, 1-3% slope. 15% Holdrege-Uly silt loam, 1-3% slope.

FSA: Combined with Tract 4. FSA will divide bases.

Oats Base - 67.07 ac, PLC yield - 50. Corn Base - 149.49 ac, PLC yield - 121. DCP cropland - 249.51 ac.

2019 Real Estate Taxes: \$2,294.70

TRACT 4: SW1/2, W1/2 NW1/4, Section 29 and E1/2 E1/2, Section 30, T-6-N— R-22-W, 400 acres.

Land Use: 97.82 acres dryland cropland. 200 acres pasture east of Road 427 and 95 acres pasture west of Road 427. Electric well with pipeline to 2 stock tanks in east pasture and 1 in west pasture. Timbered drainage provides excellent deer hunting.

FSA: Combined with Tract 3. FSA will divide bases.

Oats Base - 67.07 ac, PLC yield - 50. Corn Base - 149.49 ac, PLC yield - 121. DCP cropland - 249.51 ac.

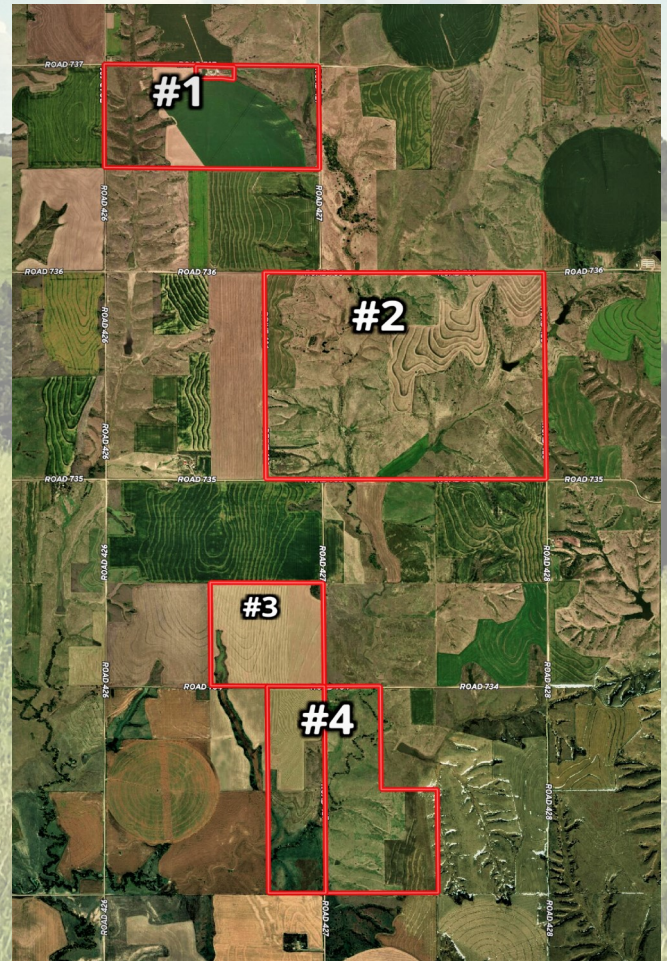
2019 Real Estate Taxes: \$4,148.88

TRACT 5: SW1/4, Section 4, T-5-N, R-22-W, 160 acres.

Land Use: 67.38 acres dryland cropland, Holdrege Uly silt loam soils. 88.49 acres of pastureland with electric well and stock tank.

FSA: Oats Base - 18.12 ac. PLC yield - 50. Corn Base - 40.39 ac. PLC yield - 121.

2019 Real Estate Taxes: \$2,361.74



TERMS & CONDITIONS

More detailed terms & conditions, tract information,
bidder registration, and Due Diligence Packet at:
www.UCagteamland.com

The Auction: The property is being offered as an Online (Internet) Only Auction. The property will be sold to the highest bidder, upon approval and acceptance of bid by seller. Bidding will be on a per acre basis based on deeded acres per Gosper County tax records. Sellers may accept or reject such bid(s) at their sole discretion. This is a "Reserve" and not "Absolute" auction. This is a cash sale not contingent on financing.

Bidding Registration: The auction will use HiBid Technology. Buyers may register at: <https://agteamland.hibid.com/> Online bidder must also be properly registered with AgTeam Land Brokers for the online auction by completing and signing the (Online Auction Bidders Agreement) which will be on auction HiBid website or signed and returned in person or postal service. If you need assistance with registration, you may contact any of the AgTeam Land Brokers agents.

Bidding Opens/Closes: The Online Only Auction (Internet Auction) bidding shall be opened 8:00 am, March 23, and closed 10:00 am, March 31, 2020.

Buyer's Premium: A TWO Percent (2%) Buyer's Premium will be added to the final bid price placed online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property.

Purchase Contract: Winning bidder will execute a Purchase Contract for the property immediately upon being declared the Successful Bidder by the Auctioneer. The contract will be on Nebraska Realtor form that Buyer may review in advance of auction.

Escrow Deposit: An escrow deposit of Twenty Percent (20%) of the total contract purchase price will be wire transferred or hand delivered to the Escrow Closing Agent no later than 72 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing. Buyer will be granted immediate possession of property upon receipt of Escrow Deposit.

Closing: Closing shall be on or before April 30, 2020. Closing shall take place at Heldt, McKeone, & Copley, 710 N Grant St, Lexington, NE 68850. Escrow Closing Agent: Brian Copley, (308) 324-5151 or bcopley@hmlawoffices.com

Agency: All agents of AgTeam Land Brokers are agents of the Seller.

Minerals: The seller's share of minerals (if any) will transfer with the property at closing.

Taxes: Seller shall pay the 2019 and all prior year real estate taxes. 2020 and subsequent real estate taxes will be responsibility of Buyer.

Title Insurance: Title Insurance in the full amount of the purchase price will be provided with premium equally divided between Buyer & Seller.

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgTeam Land Brokers, LLC, or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All real estate agents not licensed with AgTeam Land Brokers, LLC, shall be agents of the Buyer.



AgTeam Land Brokers

PO Box 699, 2802 Plum Creek Pkwy, Ste E, Lexington, NE 68850

Richard Dawson, Owner/Broker, Farm & Ranch Specialist 308.325.0839

Yvonne Mooney, Ranch Specialist, Ellsworth NE 308.360.0849

Nick Zerr, Auction Sales Mgr, Farm & Feedlot Specialist, Gove KS 785.673.6424

Troy ten Bensel, Farm Specialist, Arapahoe, NE 308.962.6528

Kelly Gydesen, Farm Specialist, Elwood, NE 308.325.6983

More listings, information & brochures available:

www.UCagteamland.com



NATIONAL MARKETING - LOCAL EXPERTISE



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GOSPER COUNTY, NEBRASKA**