

## ONLINE LAND AUCTION CASS AND OTOE COUNTY, NEBRASKA TWO TRACTS

**Bidding Opens December 7, 2021 and ends December 14, 2021 at 11:00 a.m.**

### **TRACT #1 - 40 ACRES**

**DESCRIPTION:** Very productive, dryland farm located southeast of Union, Nebraska. This parcel contains 37.5 +/- certified cropland acres with Class II & III soils and good slopes for drainage.

**LOCATION:** Property is located 2 miles south and 1 mile east of Union, Nebraska, at the corner of Foster Lane and County Road 60.

**LEGAL:** The Southwest Quarter of the Southwest Quarter (SW4SW4) of Section 31, Township 10 North, Range 14 East of the 6th PM in Cass County, Nebraska.

**SOILS:** Class II Judson silt loam, 2 to 6% slope; Class II Kennebec silt loam; Class III Pohocco silty clay loam, 6 to 11% slope.

**2020 REAL ESTATE TAXES:** \$2,798.48

**FSA BASE INFORMATION:** PLC Yields - Corn 135 bu/acre and Soybeans 41 bu/acre



### **TRACT #2 - 100 ACRES**

**DESCRIPTION:** Very productive, dryland farm with 79 +/- certified cropland acres with the bonus of a wooded waterway that includes running water, multiple species of trees including but not limited to Walnut, Bur Oak, Elm, and Black Cherry. This parcel has opportunities for both farmer and outdoorsman. The cropland has adequate drainage, conservation, and Class II & III soils for maximum yield production.

**LOCATION:** Property is located 3 miles south and 1/2 mile west of Union, Nebraska, at the corner of County Road B and County Road 56.

**LEGAL:** Lot 2 in the Northwest Quarter of Section 11, Township 9 North, Range 13 East of the 6th PM in Otoe County, Nebraska

**SOILS:** Class III Yutan silty clay loam, 6 to 11% slope; Class III Morrill clay loam, 6 to 11% slope; Class II Aksarben silty clay loam, 2 to 6% slope

**2020 REAL ESTATE TAXES:** \$5,218.86

**FSA BASE INFORMATION:** PLC Yields - Corn 135 bu/acre and Soybeans 41 bu/acre



### LAND AUCTION INFORMATION

- ◆ **DISCLAIMER:** A hazardous liquid pipeline does run along both subject properties. These pipelines are marked and a map is available to show the location on each parcel.
- ◆ **UFARM Agents** will be available December 14, 2021, at the Kimmel Orchard & Vineyard Educational Center, 5995 G Road, Nebraska City, 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 December 7, 2021, and extending to December 14, 2021, 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 January 14, 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 Company. 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 40 Acres and Tract #2 100 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.

**Please visit our website for more information**  
**[www.ufarmrealestate.com](http://www.ufarmrealestate.com)**

**Ethan Sorensen**  
Associate Broker - Land Manager  
402-434-4499 (office) or 402-380-0432 (cell)  
Ethan.Sorensen@ufarm.com  
3501 Plantation Drive, Suite 100 • Lincoln, NE 68516