

ONLINE LAND AUCTION

SAUNDERS COUNTY, NEBRASKA

74+/- ACRES

Bidding Opens February 10, 2022
Ends February 15, 2022 at 1:30 pm

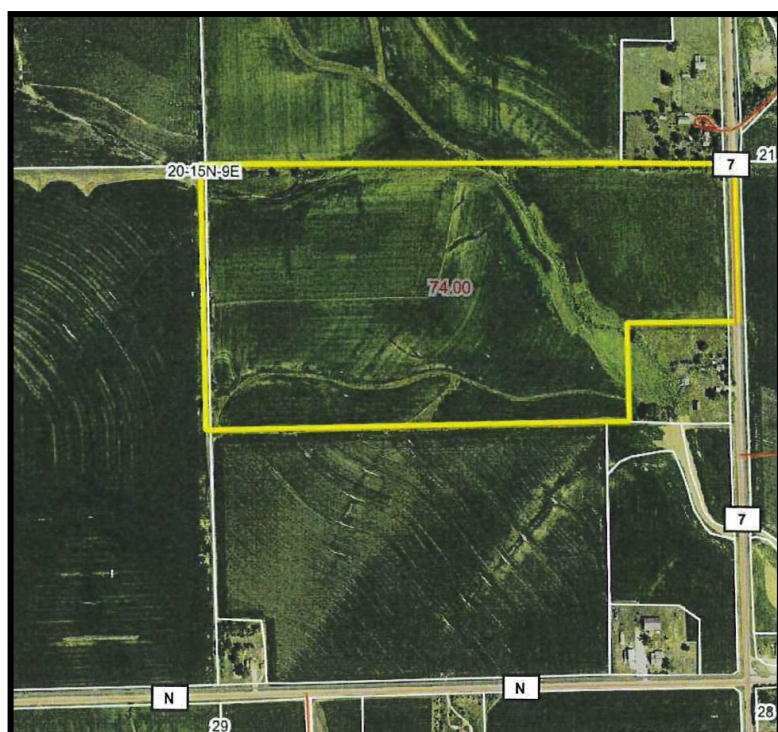
Property is undulating to moderately rolling dry land. There are draws for drainage. Farm Service Agency reports 72.38 acres of cropland.

LOCATION: Property location from the south side of Yutan, 1-1/2 miles west on Highway 92, then 1-1/2 miles north on 7 Road.

LEGAL DESCRIPTION: Part of the North Half of the Southeast Quarter (N2SE4) in Section Twenty (20), Township Fifteen (15) North, Range Nine (9) East in Saunders County, Nebraska.

SOILS: The land is 57.3% Yutan, eroded-Judson complex 6-11% Class IIIe; 21.1% Yutan, eroded-Aksarben silty clay loam 2-6% and 20.6% Nodaway silt loam occasionally flooded, Class IIe and IIw.

2021 TAXES: \$4,251.60



BASE ACRES:

- Corn: 36.0 acres with a yield of 132 bushels
- Soybeans: 33.9 acres with a yield of 41 bushels

POSSESSION: The land is leased for 2022. Cash rent is \$14,476.00 paid in two payments. Full possession is March 1, 2023.

CONSERVATION EASEMENT: The land will be sold subject to a perpetual conservation easement in favor of the Nebraska Land Trust. The easement allows for all manner of farming, but it does not allow for structures to be built. The NLT will either reserve the easement as part of the sale or require the buyer to sign the easement as part of the Purchase Agreement. A copy of the conservation easement contract is available from the listing agent.

LAND AUCTION INFORMATION

- ♦ **UFARM Agents** will be available February 15, 2022, at Veterans Country Club, 1581 Yutan Road, Yutan, Nebraska, from 11:30 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 February 10, 2022, and extending to February 15, 2022, at 1:30 pm. 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 402-371-0065 for assistance.** UFARM agent will contact registered bidders on the day of auction.
- ♦ **PRICE, TERMS AND POSSESSION:** The successful buyer will be required to sign the purchase agreement and deposit 20% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before March 15, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Full possession 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 Seller** 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 a legal description, which has been determined as 74 +/- 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.

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

Rod Johnson
Associate Broker - Land Manager
402-750-5294 (cell)
Rodney.Johnson@ufarm.com
400 Braasch Avenue, Suite 1
Norfolk, NE 68701 • 402-371-0065