

ONLINE LAND AUCTION LANCASTER COUNTY, NEBRASKA 111 +/- ACRES

Bidding Opens May 16, 2022 – Ends May 24, 2022 at 11:00 a.m.

DESCRIPTION: The property is being sold as one tract. 111 +/- acres of transitional property east of Lincoln, Nebraska, in Lancaster County. This property is currently being utilized as dryland cropland with Class III soils. This property is a prime location to take advantage of the new off ramp connecting the South Beltway and Highway 2 along the east border of the property and direct road frontage to Highway 2 along the northeast fence line. This property also includes an acreage with a 1,176 sq. ft. dwelling built in 1961 and many outbuildings. The acreage is connected to rural water and utilities. A small pasture connects to the acreage to allow for livestock grazing.

LOCATION: Property is located 2 miles southeast of Lincoln between Highway 2 and Breagan Road, east of South 98th Street and north of Rokeby Road.

LEGAL: Lot 16 in SW4 & Lot 30 in SE4 of Section 25, Township 9 North, Range 7 East of the 6th PM in Lancaster County, Nebraska.

SOILS: Class III Wymore silty clay loam, Class III Pawnee clay loam and Class III Burchard clay loam.

2021 REAL ESTATE TAXES: \$9,147.02

SCHOOL DISTRICTS:

98 Acre Tract - Palmyra School District
13 Acre Tract - Norris School District



LAND AUCTION INFORMATION

- ♦ **POSSESSION:** Possession 30 days after closing of auction subject to current lease.
- ♦ **UFARM Agents** will be available May 24, 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 9 days beginning May 16, 2022, and extending to May 24, 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 June 24, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Possession will be provided following the closing, subject to existing farm lease. Notification provided to tenant prior to September 1, 2022, will allow full possession on March 1, 2023. 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 prorated 2022 real estate taxes. Any crop expenses incurred by Seller prior to closing will be reimbursed by Buyer at closing.
- ♦ **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 - 111+/- 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.

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