

LAND AUCTION MERRICK COUNTY, NEBRASKA SIX TRACTS

Bidding Opens August 25, 2022

Bidding Closes August 31, 2022

Simulcast Auction 1:30 pm

**Elks Country Club
Columbus, Nebraska**

**Multi-tract simulcast auction offering the opportunity
to purchase an established acreage site,
pasture or irrigated farmland.**

**Properties are located near
Silver Creek, Nebraska.**

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ufarmrealestate.com

TRACT #1

LEGAL: West Half of the Northeast Quarter (W2NE4) Section 27, Township 16 North, Range 3 West of the 6th PM in Merrick County, Nebraska.

SIZE: 82.3+/- acres irrigated land

IRRIGATED ACRES: 79.45+/- pivot irrigated

LOCATION: On the eastern edge of Silver Creek, take 34th Road 1-1/4 miles north. Turn east of CC Road for 1/2 mile where property will be located on south side of road.

SOILS: Primarily Lamo clay loam

REAL ESTATE TAXES: \$3,588.88

IRRIGATION INFORMATION:

1990 Zimmatic 7 tower irrigation. Pivot was recently placed on property in 2019. Prior to this farm was gravity irrigated.

TRACT #2

LEGAL: Part of the East Half of the Southwest Quarter (E2SW4) and Southeast Quarter of the Northwest Quarter (SE4NW4) Section 22, Township 16 North, Range 3 West of the 6th PM in Merrick County, Nebraska.

SIZE: 115.29+/- acres gravity irrigated

IRRIGATED ACRES: 83.78+/- irrigated and 3.0+/- non-irrigated

LOCATION: On the eastern edge of Silver Creek, take 34th Road 1-1/4 miles north. Turn east of CC Road for 1/4 mile where property will be located on south side of road.

SOILS: Primarily lpage loamy find sand, 0-3% slope

REAL ESTATE TAXES: \$4,025.62

TRACT #3

LEGAL: Part of the North Half of the Southeast Quarter (N2SE4) of Section 24, Township 16 North, Range 3 West of the 6th PM in Merrick County, Nebraska.

SIZE: 43.9+/- acres deeded acres (FSA acres are 54.59 due to farmed right of way land.)

IRRIGATED ACRES: 46.36+/- gravity irrigated acres and 7.83+/- non-irrigated (includes right of way land.

LOCATION: From Silver Creek, take Highway 30 approximately 3 miles northeast then turn north onto Monroe Road. Property is located on west side of road.

SOILS: Primarily gently sloping Merrick loam soils

REAL ESTATE TAXES: \$2,227.12

TRACT #4

LEGAL: TBD by County Assessor after completed survey

SIZE: 76.98+/- acres pivot irrigated.

IRRIGATED ACRES: 58.17+/- pivot irrigated acres and 16.84+/- non-irrigated

LOCATION: From Silver Creek, take Highway 30 approximately 2 miles northeast and turn on 36th Road for 1 mile. Property is located on each side of the road.

SOILS: Primarily Ipage loamy fine sand 0-3% slopes

REAL ESTATE TAXES: TBD by County Assessor after completed survey.

IRRIGATION INFORMATION: 41.98+/- acres east of acreage has a 5 tower Zimmatic pivot and 35 +/- acres (subject to survey) of irrigated land south of acreage site has a 6 tower Valley pivot. One irrigation well feeds both pivots. New electric motor and new pump in 2020.

TRACT #5

LEGAL: TBD by County Assessor after completed survey

SIZE: 268.59+/- acres combination pivot irrigated/pasture

IRRIGATED ACRES: 54.4+/- pivot irrigated and balance in pasture

LOCATION: From Silver Creek, take Highway 30 approximately 2 miles northeast and turn on 36th Road for 1 mile, then turn west for 1/2 mile. Property is on the north side of the road.

SOILS: Primarily Simeon loamy sand, 0-3% slopes.

REAL ESTATE TAXES: TBD by County Assessor after completed survey.

IRRIGATION INFORMATION: 5 tower Zimmatic pivot with a 2017 Cummins 6BTA engine with 2500 hours.

TRACT #6

LEGAL: TBD by County Assessor after completed survey

SIZE: 17.85+/- acres

LOCATION: 3420 36th Road, Silver Creek, Nebraska

From Silver Creek - Take Highway 30 approximately 2 miles northeast and turn on 36th Road for 1 mile.

ACREAGE INFORMATION: Home built in 1976, new roof in 2021, updated furnace and well. Includes 6,000 bu grain bin, 7500 bu grain bin, 40x60 Quonset shed, 40x52 machine shed. Property is being sold AS IS.

REAL ESTATE TAXES: TBD by County Assessor after completed survey.



LAND AUCTION INFORMATION

POSSESSION: Possession of house will be granted at closing. Possession of grain bins and land will be fully granted March 1, 2023. Landlord's possessions at closing.

FSA INFORMATION: FSA data/acres will be subject to reconstitution by local FSA office.

UFARM Agents will be available August 31, 2022, at the Elks Country Club Golf Course, 5113 63rd Street, Columbus, NE, from 11:30 am until the conclusion of the auction. Feel free to attend the simulcast auction or bid online. Phone bidding can be made available upon request. 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 online for this property beginning August 25, 2022, and extending to August 31, 2022. Online only bidding will conclude at 12:30 pm CST. At approximately 12:45 pm, an "Enter Auction" button will appear. Online bidders may click this to enter the simulcast live auction. Audio, and possibly video, will be streamed for those bidding or watching online. Simulcast live auction will begin at 1:30 pm with announcements. Once bidding resumes, both bidders online and those present in person will be able to place bids. Once live and online bidding concludes, the high bid on each parcel will be presented to the seller for approval. **NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid or call 402-649-8744 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 10% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before November 2, 2022. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Tri County Title, Columbus, Nebraska. 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.

Estimated acres will be used on Tracts 4, 5 and 6 for the purpose of the auction. Final sales price will be determined by using the surveyed acres times the highest bid per acre, and the purchase agreement will be amended to reflect that.

The Sellers will pay 2022 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. The land is being sold as a legal description. 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.