

161[±]
ACRES
IN 1 TRACT

**WEDNESDAY,
MAY 10TH
AT 4PM**



REGISTRATION DUE BY MAY 9TH AT NOON

Merrick County, NE

IRRIGATED LAND AUCTION

SOLT-WAGNER COMMUNITY ROOM: 1515 17TH ST, CENTRAL CITY, NE 68826



Murray Wise
ASSOCIATES LLC

800.607.6888

www.MurrayWiseAssociates.com

Merrick County, NE **IRRIGATED LAND AUCTION**

161[±] ACRES IN 1 TRACT

161 ± Acres of productive Merrick County land with 122.7 certified irrigated acres according to Central Platte Natural Resources District, featuring primary soil types of Lex Loam, Alda Loam and Janude sandy loam. This tract is located approximately 1.5 miles east of Clarks and has road frontage along U Road and 27th Road.

AUCTION

Wednesday, May 10th at 4PM
Solt-Wagner Community Room
1515 17th Street
Central City, NE 68826

BID IN PERSON OR ONLINE!

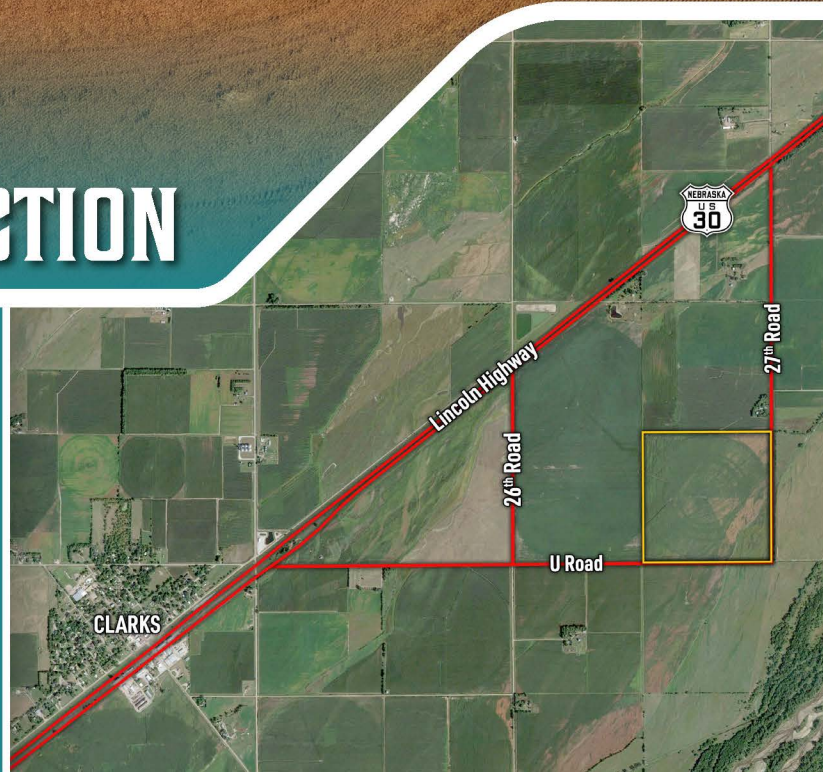
To register for online bidding, visit www.MurrayWiseAssociates.com or contact us at (800) 607-6888 or calli@mwallc.com.

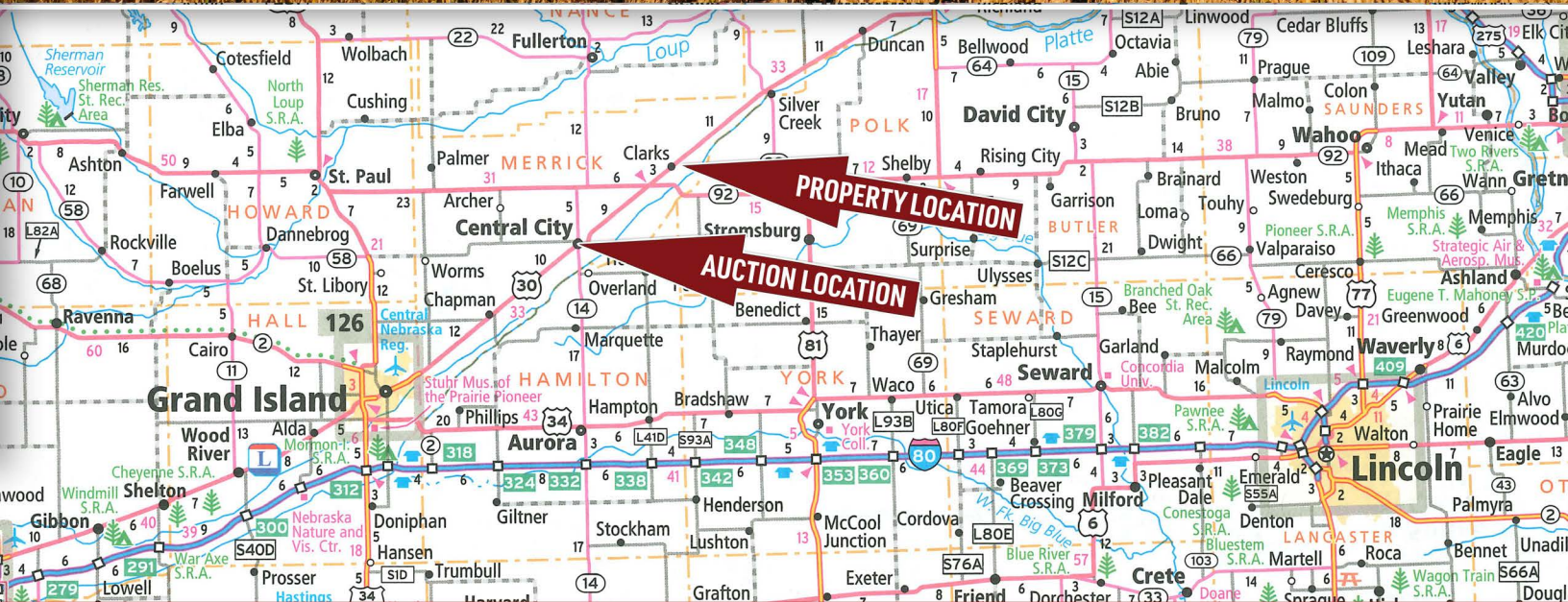
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AUCTION TERMS & CONDITIONS

PROCEDURE: This tract will be offered in a virtual online auction format and in-person. Both onsite bidding and online bidding will compete simultaneously. Bidding will be in dollars per acre and the final purchase price will be calculated by multiplying the high bid by taxable acreage. All tracts will be offered in a virtual online auction format and in-person. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com.

REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon on May 9th. Once the online registration form is filled out, it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the Seller. Final bid price is subject to approval or rejection by Seller. Seller reserves the right to accept or reject any and all bids. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment shall be made via a wire transfer as a non-refundable deposit. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before June 13, 2023.

POSSESSION: Possession will be given at closing. Farm is currently leased for the 2023 crop year. Please contact the Auction Company for more information.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & INCOME: The 2023 taxes shall be split evenly between the Seller and buyer. The most recent tax figures available will be used to determine the amount of the taxes. The 2024 calendar year taxes and beyond will be the responsibility

of the buyer. The Seller and buyer will split evenly the income from the 2023 farm leases, and the Seller will assign the remaining portion of the lease to the buyer at closing.

SURVEY: The Seller will not be providing a survey.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Cottonwood Valley Land LLC

Merrick County, NE

IRRIGATED LAND AUCTION



Murray Wise
ASSOCIATES LLC

1605 S. State Street, Suite 110
Champaign, Illinois 61820

Auctioneer: Scott Shuman #20110609

Broker: Eric Sarff #20220653



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