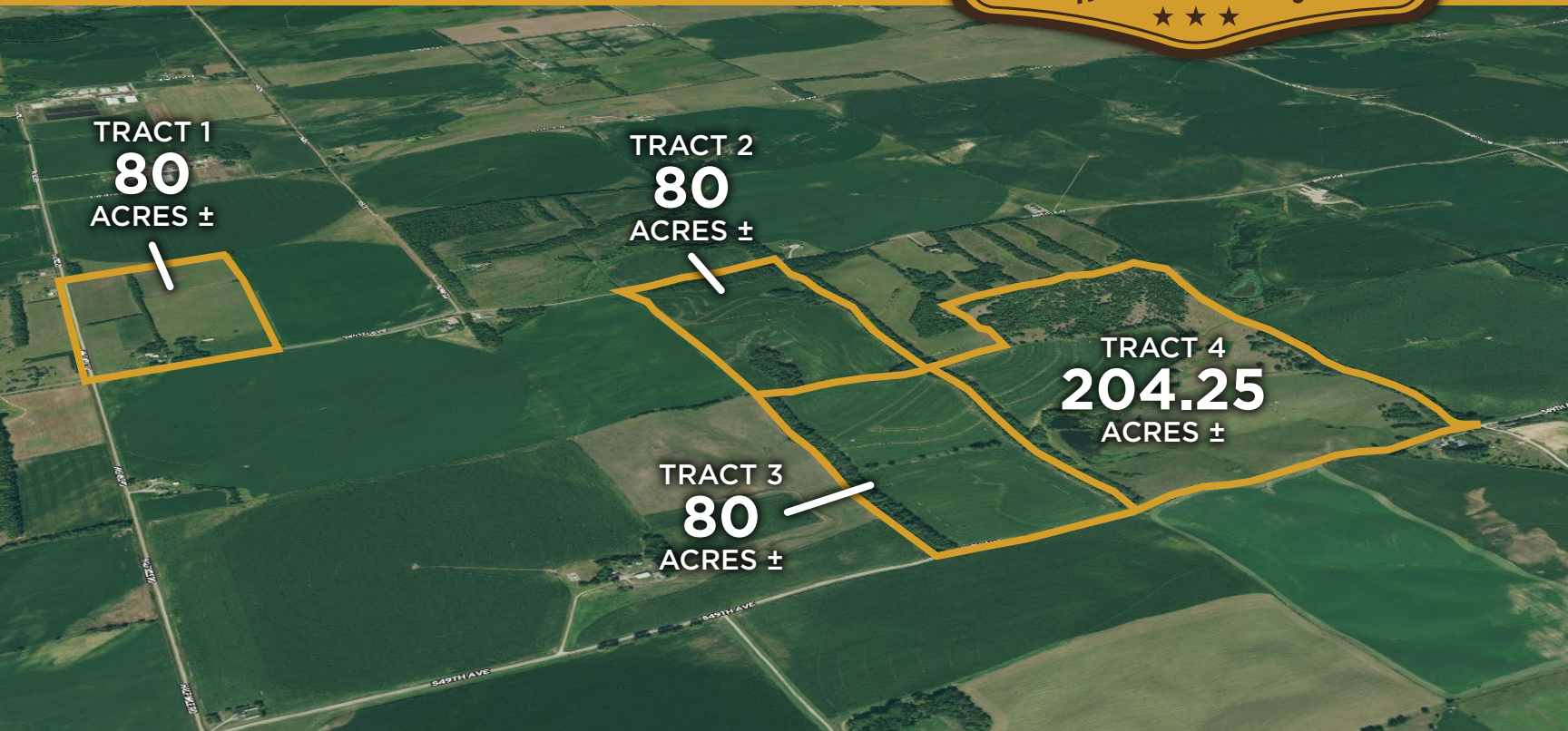


LAND AUCTION



444.25 AC± | 4 TRACTS | MADISON CO, NE

AUCTION - SEALED BID ONLY

FIND DETAILS AT RANCHANDFARMAUCTIONS.COM

BIDS DUE BY: 10/11/23 | TIME: 5:00 PM CDT

AUCTION LOCATION: Go to Ranchandfarmauctions.com, call 217-922-0811 or email directors@ranchandfarmauctions.com to request an Information Packet and Sealed Bid Form.

Here is a very unique opportunity to own a well-maintained property just minutes from downtown Norfolk. Meticulously cared for by the same family for over a century, the farm offers something for everyone. Fertile farmland, CRP, hay production, live water with pond, productive grazing acres that are cross-fenced and plenty of wildlife hunting opportunities to name just a few. Hand planted mature tree belts can be found throughout the property and add a multitude of benefits from winter protection for livestock to providing excellent cover to the many species of wildlife that thrive on this property. Pride of ownership by the Rinkel family is immediately obvious the minute you step foot on this amazing property. Whether you are looking for a quiet country acreage close to town to raise a family and a few animals, expanding your farming operation or looking for a hunting property that holds quality wildlife, this property is a must see. Please do not miss a once in a lifetime opportunity to bid on these high quality tracts of land.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT JUNGMAN, AGENT: 402.340.6069 | brent.jungman@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Jason Schendt, Nebraska Broker License # 20100266
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brent Jungman, Nebraska Land Specialist for Whitetail Properties Real Estate, LLC, 402.340.6069
Cody Lowderman, NE Auctioneer, 20130394

AUCTION – SEALED BID ONLY

Can use the form attached, by clicking “Bid Now” on the website or emailing the form.

****Important note.** Your bid online is kept confidential and no one can see the bid but you. Bid with confidence online or by using the Sealed bid form.



TRACT 1: 80 ± ACRES

80± acre quiet country acreage with 3 bedroom, 1 bath, 1,458 sq. ft., 1.5 story, partial basement, updated farmhouse. Numerous outbuildings including a large steel building and wooden post frame Morton building, both with electricity. Excellent mature shelterbelts throughout the property with hydrants and electricity. Very nice acreage close to town with endless opportunities. 3.5 acres currently planted to dryland corn, 5.34 acres of grass enrolled in CRP program, 58.74 acres currently used for hay production, with the remaining 10.60 acres consisting of mature shelterbelts and farm site.



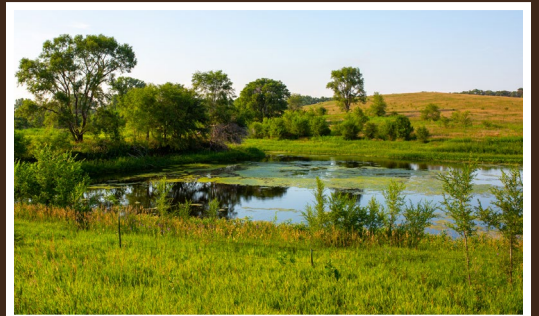
TRACT 2: 80 ± ACRES

80± acre tillable tract with mature timber and excellent hunting opportunities. Great access right off of dirt road. Highly productive soil with 62.87 acres currently planted to soybeans, with the remaining acres consisting of nice mature tree shelterbelts. Well taken care of property and cash rented by local farmer.



TRACT 3: 80 ± ACRES

80± acre tillable tract with good soil and excellent tree belts running the entire length on both sides. Gently rolling hills with amazing views and ample hunting opportunities await on this beautiful piece of land. This productive tract of farm ground would make an excellent investment piece for future development or would be a great addition for any farming operation. Great access for large equipment just off gravel road. The 62.14 acres are currently planted into soybeans.



TRACT 4: 204.25 ± ACRES

204.25± acres. Without a doubt, one of the most beautiful properties in the area can be found on this tract. Situated among one of the highest spots in the county, amazing panoramic views of the entire countryside can be witnessed firsthand in every direction on this property. The diverseness that this property offers is second to none, as there is something for everyone. Multiple rotational grazing paddocks can be found throughout the rolling hills that provide an ample supply of high quality grasses for grazing livestock. Underground piped water lines run across the property and provide livestock with a clean water source in the numerous tank locations found throughout the paddocks. A spring fed creek filters across the land and eventually finds its way into the pond. In recent years, the pond was a constant source of great entertainment for fishing enthusiasts young and old. Approximately 36 acres of tillable cropland can also be found on this farm and offers another source of income and doubles as a huge attractant for the deer and turkey that thrive here. The farm ground situated right next to the nearly 54 acre block of thick timber offers the perfect ingredients for holding those giant whitetails that have been harvested off of this property. There is power already available on the property, so if you're looking for a beautiful place to build your dream home, that is done for you. Great access with astonishing views of the quiet countryside are awaiting you on this one!

RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

PROPERTY DESCRIPTION

County, State: Madison Co, NE

Legal Description:

Tract 1: 80± Acres Located S½ NE¼ S20 T24N R2W Madison Co, NE Parcel ID 590150596

Tract 2: 80± Acres Located N½ SW¼ S16 T24N R2W Madison Co, NE Parcel ID 590150332

Tract 3: 80± Acres Located N½ SE¼ S16 T24N R2W Madison Co, NE Pt. of Parcel ID 590019414

Tract 4: 204.25± Acres Located N¼ & Pt E½ NW¼ SE¼ S16 T24N R2W Madison Co, NE Pt. of Parcel ID 590019414

Acres: 444.25±

Owner: Rinkel Family Trust

Farm Tenancy: Rented for 2023. Open for 2024.

TRACT 1: Bid amount per acre. 80± acres x \$ _____

TRACT 2: Bid amount per acre. 80± acres x \$ _____

TRACT 3: Bid amount per acre. 80± acres x \$ _____

TRACT 4: Bid amount per acre. 204.25± acres x \$ _____

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

All bids must be received no later than 5:00 pm, October 11, 2023. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid Form be sent securely through DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

Submit all sealed bids to: Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

Phone Inquiries or requests: (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and should be made in total dollars not per acre bids. www.ranchandfarmauctions.com

Terms and Conditions.

BIDDERS: By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

DEED AND TITLE COMMITMENT: Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.

DEPOSIT: Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information.

AGENCY: Auction Co, Broker and associates represent the seller only in the sale of this property.

TIE BIDS: In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

SURVEY: No survey is required.

LEASES AND GOVERNMENT CONTRACTS: Real Estate Is subject to a 2023 lease agreement and buyer can have immediate possession for farming the 2024 crop year after the 2023 crop season.

MINERAL AND WATER RIGHTS: Any seller owned mineral or water rights will transfer to buyer.

TAXES: Prorated to date of close.

THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT RANCHANDFARMAUCTIONS.COM