



ONLINE LAND AUCTION

LANCASTER COUNTY, NEBRASKA

54.52+/- ACRES

Bidding Opens November 14 – Ends November 21 at 11:00 a.m.

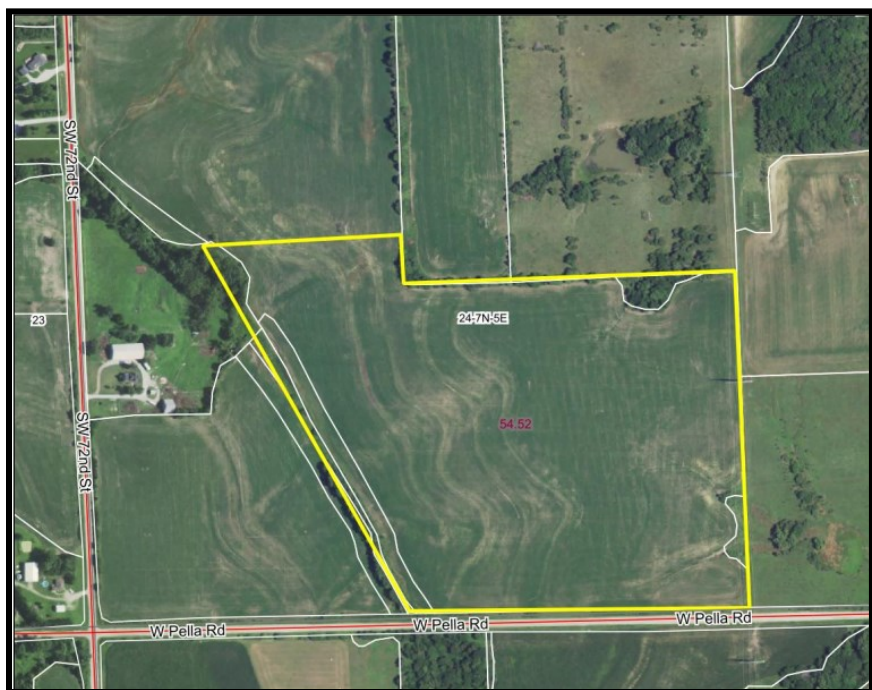
Opportunity to purchase property for productive dryland cropland for traditional row crop farming. This tract also would make an ideal location for an acreage site for someone wanting to enjoy country living. Property is located near Hallam and is a short distance from a major grain and crop inputs facility.

LOCATION: From Hallam go approximately one-half miles west on West Hallam Road to SW 58th Street then north to West Pella Road then go one-half mile west. The farm is on the north side of the road.

LEGAL: Remaining part of Lot 6 and Lots 1 and 12 in the Southwest Quarter (SW4) in Section Twenty-four (24), Township Seven (7) North, Range Five (5) East of the 6th PM in Lancaster County, Nebraska.

SOILS: Primarily Burchard clay loam, Wymore silty clay loam, Pawnee clay loam, Shelby clay loam & several other soil types for the remainder of the soil classes. Class III-VI soil ratings

2022 REAL ESTATE TAXES: \$3,101.28 (Seller will pay 2023 and all previous real estate taxes.)



FSA INFORMATION:

52.19 Farmable Acres
49.66 Base Acres

SCHOOL DISTRICT: Crete

POSSESSION: Possession at closing subject to existing Farm Lease.

LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available November 21, 2023, at United Farm & Ranch Management office, 3501 Plantation Drive, Suite 100, Lincoln, Nebraska, from 10:00 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 7 days beginning November 14, 2023, and extending to November 21, 2023, at 11:00 am. 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 402-434-4496 for assistance. UFARM agent will contact successful buyer at the close of the auction if not present.**
- ◆ **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 December 22, 2023. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Real Estate Transfer Tax will be the responsibility of the Seller. Closing Agent/Title Company will be Nebraska Title Company, Lincoln, Nebraska. Full possession will be given at closing subject to existing lease. 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 **2023** 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 54.52+/- 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

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