Richardson Co, NE 75.47+/- acres

SALE DAY FLYER

AUCTION DETAILS

11/20/23 at 1:00 PM CDT
Live And Online
Fall City Elks Lodge
1417 Stone St
Falls City, NE 68355

PROPERTY DETAILS

Total Acres: 75.47+/- Acres
Method: Bid By The Acre
Seller: Estate of Gary E Brandt
Agent: Luke Wallace and Doug Waller with MM

Entire Farm Description:

Here is a unique opportunity on this exceptional property, located just 2.5 miles from the town of Falls City, Nebraska. Situated in an area known for its rich agricultural heritage, this farm offers a blend of prime tillable acreage and potential oil income, making it a valuable investment.

With excellent proximity to Highway 73, this property provides easy access to major transportation routes, simplifying the logistics of farm operation. County road access on two sides of the farm further enhances convenience Boasting gently rolling topography, this farm showcases predominantly Aksarben and Zook silty clay loam soils.

One of the standout features of this property is the presence of two oil wells on-site and one adjacent contributing well. These wells are currently under lease, offering an additional source of income for the property owner. For more information on the oil lease and income potential, please contact an agent who can provide detailed insights.

Don't miss this unique opportunity to acquire a high-percentage tillable acreage farm with the added benefit of an existing oil lease. Whether you're an investor, farmer, or looking to diversify your portfolio, this property holds great promise. Contact our agents today to explore the full potential of this property and secure your stake in this prime piece of Nebraska land.

Tract #: 1
Deeded acres: 75.47
FSA Farmland Acres: 75.36
Soil Types: Aksarben & Zook silty clay loam
Soil PI/NCCPI/CSR2: NCCPI 76.2
CRP Acres/payment: NA
Taxes: $4,281.90
Lease Status: Expires Feb 2024
Possession: Open for 2024
Survey needed?: No
Brief Legal: W1/2NW1/4 S27 T2N R16E
Richardson County, Nebraska
PIDs: 740011197
Lat/Lon: 40.1127, -95.6128

Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you 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. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, 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.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. 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.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. 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.

Sale Order: by the acre
Sale Method: Absolute
Closing: On or before 30 days from seller acceptance
Possession: At closing
Taxes: 2023 taxes paid by seller; 2024 taxes paid by buyer
Tenancy: Farm sells with open tenancy for the 2024.
Buyers Premium: NONE
Survey: Not required
Down Payment: 10% due immediately
Seller: Estate of Gary E Brandt
CRP and Cash Rents: Seller will retain all 2023 cash rents
Closing Costs: Split 50/50

Disclosures

•All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
•Tracts sold by the acre- The contract will indicate the current acreage, bid per acre, and the high bid will be current acreage times the bid per acre. Once the survey is complete, the final price will be adjusted to the high bid per acre multiplied by the surveyed acre to arrive at final purchase price.