

ABSOLUTE ONLINE LAND AUCTION SEWARD COUNTY, NE 199.82+/- ACRES

Bid Online November 24 - December 1
Live Simulcast Auction
December 1, 2025 at 10:00 am
Seward County Fairgrounds - Harvest Hall
430 N 15th Street - Seward, NE



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UFARM Real Estate and Moravec Auction Co. are excited to bring you this opportunity to own a quality surface water pivot irrigated cropland located west of Seward on Bluff Road. The tract has 173.27+/- cropland acres with 144+/- acres irrigated. **Pivot and all equipment are owned by the tenant.** The pumping rights from Lincoln Creek were established many years ago, and have high priority.

LOCATION: Tract is located approximately 1 mile west of Seward on the south side of Bluff Road.

LEGAL: Northwest Quarter (NW4) N. of River; North half of the North half of the Southwest Quarter (N2N2SW4) N. of River; North half of Northwest Quarter of Southeast Quarter (N2NW4SE4) N. of River; Southwest Quarter of the Northeast Quarter (SW4NE4) and the West 732.6' of a tract in the Northeast Quarter of the Southeast Quarter (NE4SE4) N. of River all in Section 19, Township 11 North, Range 3 East of the 6th P.M., Seward County, NE, containing approximately 199.82 acres +/-.

SOILS: The majority of the soil types on the subject property are Hastings, Crete, Holder, and Hobbs. These soils are considered to be deep, nearly level to gently sloping and are mostly well drained, Class I and II soils.

FSA INFORMATION:

Farmable Cropland Acres - 173.27+/- Acres

144.03+/- Acres (Irrigated) 29.24+/- Acres (Dryland)

Corn Base Acres - 128.6 acres with a PLC yield of 170/acre

Soybean Base Acres - 31.30 acres with a PLC yield of 48/acre

FARM LEASE INFORMATION: Existing farm lease terms will transfer to the buyer. Currently under a cash rent lease for 2026 and 2027. Buyer will receive \$52,765.00 or \$305/acre annually.

2024 REAL ESTATE TAXES: \$10,910.04 (estimated)

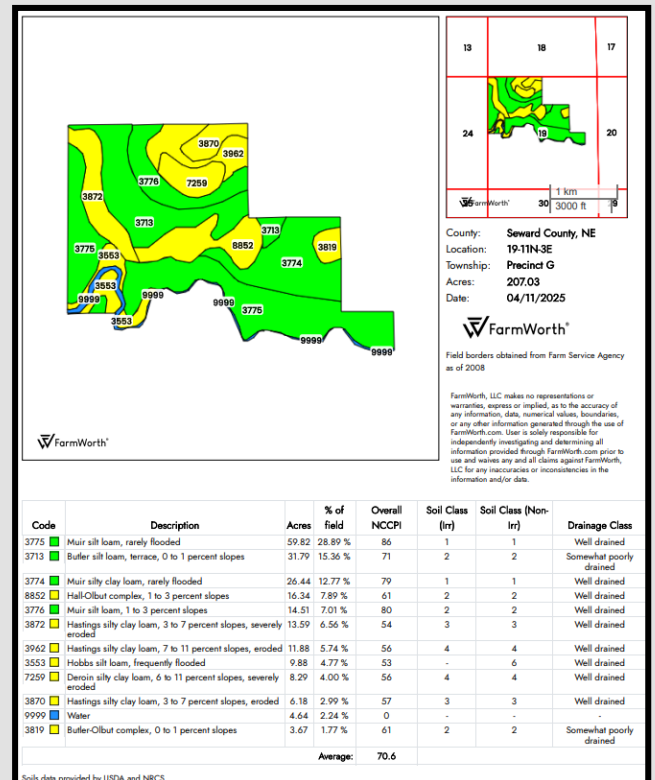
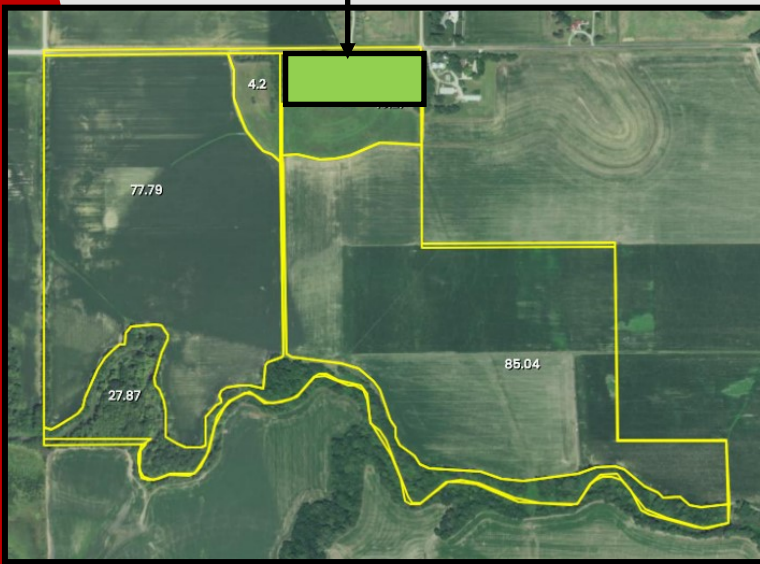
SCHOOL DISTRICT: Seward

POSSESSION: Possession at closing subject to current Farm Lease.





ACREAGE SITE—SOLD



LAND AUCTION INFORMATION

- ♦ **Agents** will be available December 1, 2025, at the Seward County Fairgrounds - Harvest Hall until the conclusion of the simulcast online auction. Feel free to attend the simulcast auction or bid online. 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 beginning November 24, 2025, and extending to December 1, 2025. Online only bidding will conclude at 9:15 AM. At approximately 9:45 AM an "Enter Auction" button will appear. Online bidders may click to enter the simulcast auction. Audio will be streamed for those bidding or watching online. Simulcast live auction will begin at 10:00 AM 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 will be presented to the sellers. **NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid or call 402-434-4498 for assistance. Seller's Agent will contact successful buyer following the close of the auction if not present.**
- ♦ **FARM PROGRAM INFORMATION:** Farm Program Information is provided by the Seward County Farm Service Agencies. The figures stated in the marketing material are the best estimates of the Seller and UFARM Real Estate/Moravec Auction Co.; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the County FSA and NRCS offices.
- ♦ **EARNEST MONEY PAYMENT:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held with HomeServices Title Company.
- ♦ **AUCTION METHOD:** The farmland will be sold as one individual tract on a price-per-acre basis to the high bidder. This tract is being sold as an **ABSOLUTE AUCTION**.
- ♦ **CLOSING:** Closing will occur on or before December 31, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.
- ♦ **POSSESSION:** Possession of the farm will be given at closing, subject to tenant's rights.
- ♦ **CONTRACT & TITLE:** Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with HomeServices Title Company the required earnest money payment. The sale is not contingent upon buyer financing.
- ♦ **OTHER:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, UFARM Real Estate, Moravec Auction Co., or Seller. All bids will be on a per-acre basis. UFARM Real Estate and Moravec Auction Co. and its representatives are agents of the Seller, which can accept or reject any and all bids. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.
- ♦ **DISCLAIMER:** All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller, UFARM Real Estate and Moravec Auction Co. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Title Abstract.