ONLINE LAND AUCTION

DODGE COUNTY, NEBRASKA

TRACT #1– 80.01 ACRES

TRACT #2 - 140.02 ACRES

June 25, 2021

Bidding Opens June 14, 2021 and ends June 25, 2021 at 1:30 p.m.

Great opportunity to purchase a moderately rolling dryland farm with excellent soils. Property is located in a highly competitive area with several major grain elevators nearby.

LOCATION: Property is located 2 miles east of Scribner to County Road 16 then north 1 mile to County Road E. Turn east where parcels will be on each side of the road. Tract #1 (80.01 Acres) is on the north side of the road and Tract #2 (140.02 Acres) is on the south side of the road.

TRACT #1: The South Half of the Southwest Quarter (S2SW4) of Section 22, Township 20 North, Range 7 East of the 6th P.M. in Dodge County, Nebraska.

TRACT #2: The Southeast Quarter of the Northeast Quarter (SE4NE4), North Half of the Northeast Quarter of the Northwest Quarter (N2NE4NW4) and West Half of the Northeast Quarter (W2NE4) of Section 27, Township 20 North, Range 7 East in Dodge County, Nebraska.

SOILS: Primarily Moody silty clay loam 6-11% slopes, Alcester silty clay loam 2-6% slopes.

2020 TAXES:

Tract #1 - $4,168.62 ($52.10/Acre)
Tract #2 - $8,631.60 ($61.65/Acre)

BASE ACRES:

Farm #268 (169.7 Acres)
Corn Base Acres: 84.85 Acres with a 155 Bu PLC Yield
Soybeans Base Acres: 84.85 Acres with a 49 Bu PLC Yield

LEASE INFORMATION: This land is currently cash leased for the 2021 crop year. Current landowner will receive all rent for the 2021 crop year and pay all property taxes. Full possession will be available March 1, 2022.

LAND AUCTION INFORMATION

- **UFARM Agents** will be available June 25, 2021, at the Furstenau Community Center, 530 Main Street, Scribner, Nebraska, from 11:30 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 11 days beginning June 14, 2021, and extending to June 25, 2021, at 1:30 pm. 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 402-649-8744 for assistance. UFARM agent will contact registered bidders on the day of auction.**
- **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 July 27, 2021. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Stewart Tile in Norfolk, 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 **2021** 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 220.03 +/- 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.

Andrew Stech
Associate Broker - Land Manager
402-649-8744 (cell)
Andrew.Stech@ufarm.com

Randy Oertwich
Sales Associate - Land Manager
402-649-0777 (cell)
Randy.Oertwich@ufarm.com

400 Braasch Avenue, Suite 1 • Norfolk, NE 68701 • 402-371-0065