

LAND AUCTION

148.43 Acres | Gage County, Nebraska

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View aerial video on our website!



WEDNESDAY • NOVEMBER 16, 2022

1:00 PM | Vintage Venue

620 Court St., Beatrice, Nebraska

(Snow Date: November 22, 2022)



Adam D. Pavelka, J.D.
Co-Listing Agent
(402)984-7744



Jeff Parr
Co-Listing Agent
(402)984-7410

Offered in Cooperation:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

HASTINGS OFFICE
747 N. Burlington, Ste. 310
Hastings, Nebraska 68901
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&



Donald Kracke
Co-Listing Agent
301 S. 70th St., Suite 200
Lincoln, NE 68510
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AUCTION INFORMATION

SELLER: Lila B. Rees Estate

PROCEDURES

Real Estate Auction with Seller Reserve for the Lila B. Rees Estate. Purchase agreement and title insurance commitment are available through Agri Affiliates, Inc., prior to the auction.

TERMS & CONDITIONS

TERMS: This cash sale requires a 15% earnest deposit at signing of the purchase agreement, immediately following the auction. The balance of the purchase price is payable in certified funds at closing, on or before January 12, 2023. **There is no contingency for financing.** Sellers to convey title by warranty deed; with title insurance evidencing merchantable title. Cost of title insurance and an insured closing by the title company will be shared 50/50 by Seller and Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

POSSESSION: Subject to lease expiring February 28, 2023.

MINERALS: All owned oil, gas, and minerals pass to Buyer.

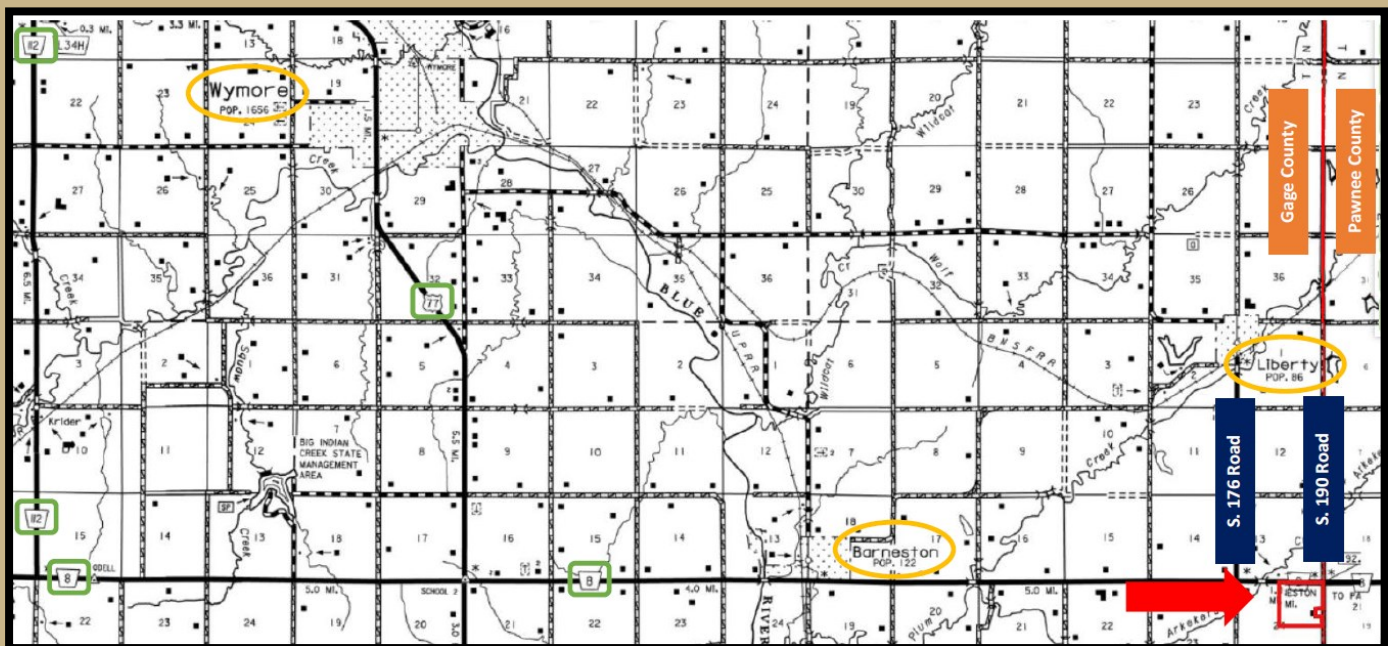
TAXES: Seller to pay 2022 real estate taxes.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries.

USDA-FSA: Historic base acres pass to the Buyer, subject to County FSA Committee approval.

NRD: The property is located in and subject to the rules and regulations of the Lower Big Blue Natural Resources District.

INTERNET BIDDING: To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then setup an account, username, and password in online bidder platform. Final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at www.agriaffiliates.bidwrangler.com without registration.



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LAND AUCTION | Gage County, Nebraska

LEGAL DESCRIPTION:

The Northeast Quarter (NE1/4) of Section Twenty-Four (24), Township One (1) North, Range Eight (8), East of the 6th P.M., EXCEPT a 5.39 acre tract, Gage County, Nebraska.

TAXES & ACRES:

148.43 Tax-Assessed Acres | 2021 Real Estate Taxes: \$4,595.80

| | | | | |
|--------------------------------|------------------------|-------------------------|-----------------|-----------------------|
| <u>FSA INFORMATION:</u> | Total Farmland: | <u>150.61 acres</u> | Total Cropland: | <u>125.26 acres</u> |
| | Government Base Acres: | <u>Wheat - 31.2</u> | PLC Yields: | <u>Wheat - 33</u> |
| | | <u>Oats - 0.4</u> | | <u>Oats - 45</u> |
| | | <u>Gr. Sorg. - 39.4</u> | | <u>Gr. Sorg. - 69</u> |

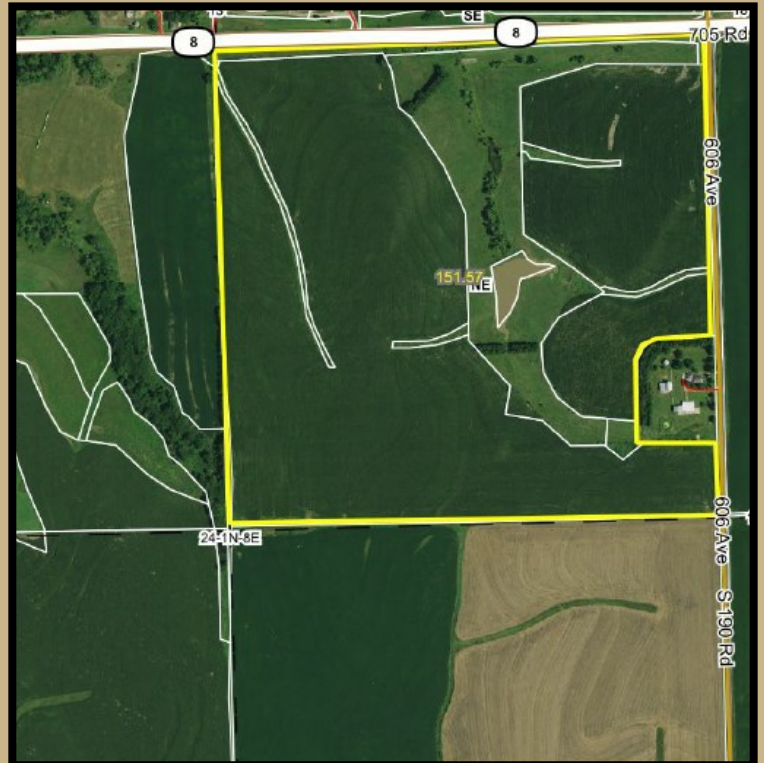
*FSA records show the pasture/pond size at 25.35 acres.

SOILS:

Primarily Malmo, Pawnee complex, and Wymore silty clay loam, with slopes ranging from 2-11%.

COMMENTS:

This is a very well-situated farm along U.S. Highway 8, approximately 25 miles southeast of Beatrice. The cropland consists of primarily Class II and Class III soils. A pond and large well-placed shelterbelt are also valuable assets to the cattleman.



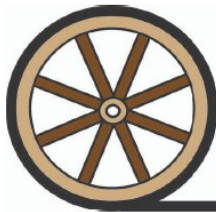


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