



**AMERICAN
LEGACY
LAND CO**

LIVE AUCTION

DECEMBER 12, 2023

Nemaha County, NE

109 +/- Acres

EARLY ONLINE BIDDING

2 weeks prior to live auction

AuctionTime®
Powered by TractorHouse.com, MachineryTrader.com & TruckPaper.com

Equipmentfacts
Powered by TractorHouse.com, MachineryTrader.com, TruckPaper.com & MarketBook.com

ABOUT THIS PROPERTY:

This 109+/- acre farm in Nemaha County, NE will be offered via online and live auction on December 12, 2023. Offering a great mix of tillable ground, CRP, and timber... this property is incredibly diverse! Access to the property is provided by 637 Avenue on the west side of the property. Nestled in the heart of Nemaha County, the property is located just 8 miles northwest of Auburn and 15 miles southwest of Nebraska City. Within one hour of the Lincoln and Omaha metro areas makes this property close enough to home or easily accessible from regional airports.



More About this Property:

This property is perfectly set up to be your next hunting getaway. A good blend of crop ground, grass, timber, and live water offers the perfect habitat for deer and turkeys. Wood ducks, quail, and woodcock have also been spotted on the property offering additional hunting opportunities. The deer blind on the property will convey with the sale. There are 54+/- tax assessed tillable acres on the property that has been rotated between corn and soybeans. The tillable acres and CRP acres offer a great source of income as well. Rock Creek runs through portions of the property providing a year round water source for wildlife. There are also two seasonal ponds on the property.

Call Wyatt Olson for more information or to schedule a private showing! 308-870-2838

Auction Details: Nemaha County 4-H Building at 1pm on December 12, 2023. Online bidding will open 2 weeks prior to live auction date on EquipmentFacts.com and AuctionTime.com

Directions: From Hwy 75 turn west on Hwy 67. Turn north on 637 Avenue. Property is located on east side of road and marked with sign.

2022 Taxes: \$4,499.36

Income Potential: Cash crop potential of \$30,000+ and \$6,300 from CRP annually

FEATURES:

- Incoming producing property
- 54 +/- Tillable acres and 37+/- CRP acres
- Live water on the property
- Two seasonal ponds
- Great access from county road
- Deer blind included
- Available for 2024



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AND SELL LAND



Nemaha County,
NEBRASKA
FSA Map



17-6N-14E Nemaha County
Nebraska

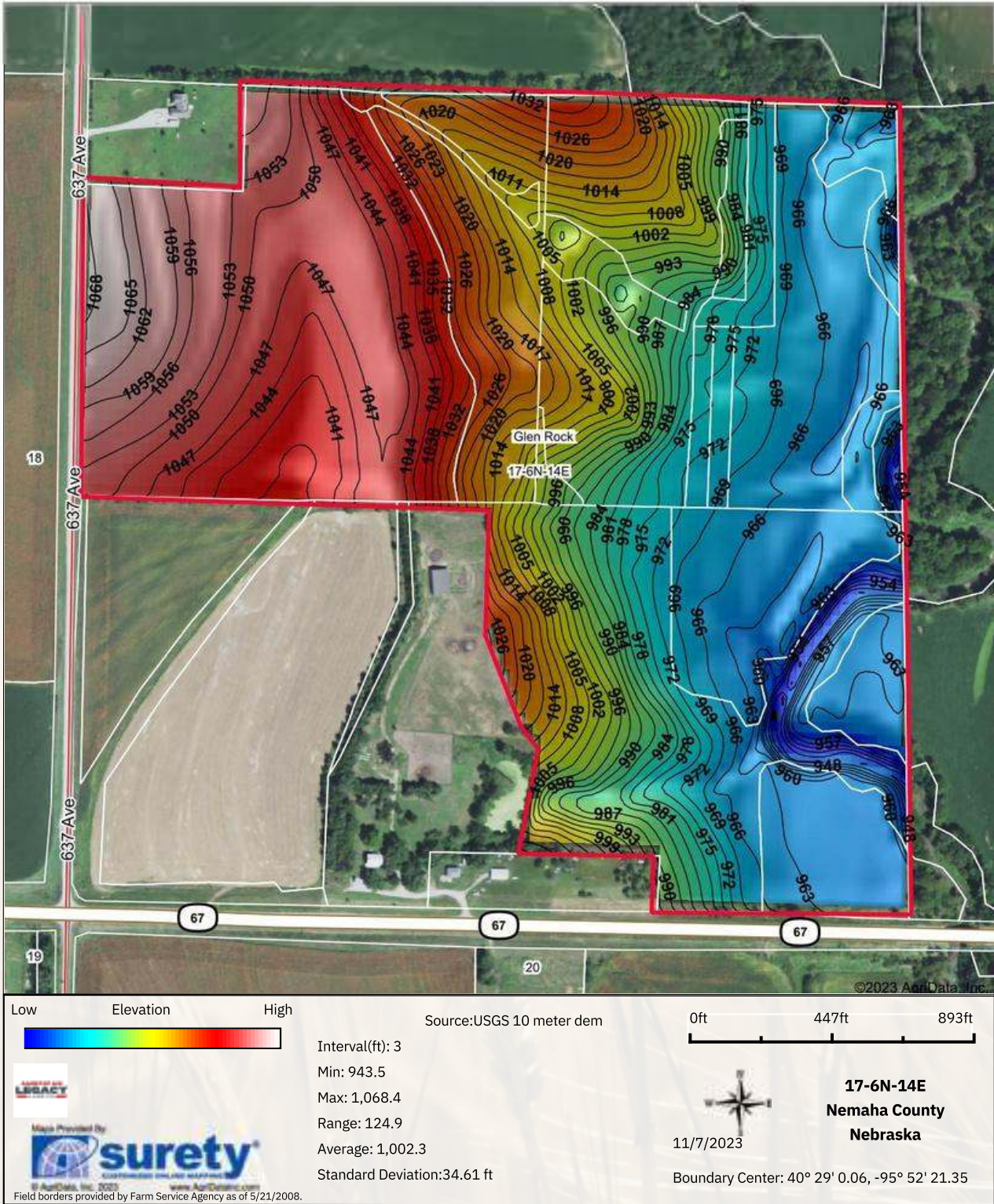


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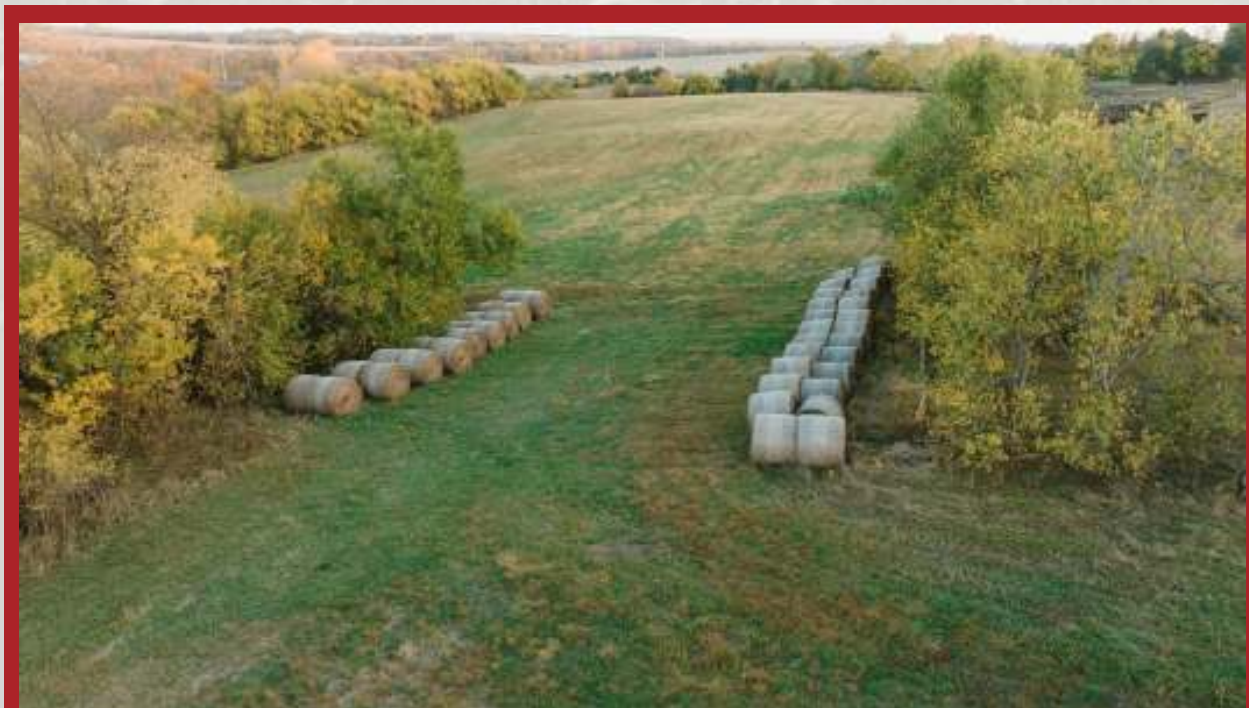
Nemaha County,
NEBRASKA
Topography Map

Topography Hillshade















Auction Terms and Services:

RESERVE FARM AUCTION DECEMBER 12, 2023 AT 1:00 PM. AUCTION WILL BE HELD AT THE NEMAHA COUNTY 4-H BUILDING IN AUBURN, NE. HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS NOVEMBER 28TH ON EQUIPMENTFACTS.COM.***

****NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID PRIOR TO BIDDING ONLINE! ****

***** ALL SALES ARE FINAL ONCE RESERVE HAS BEEN MET *** HAVE FINANCES LINED UP IN ADVANCE *** ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY *** PLEASE SEE FULL LIST OF TERMS AND CONDITIONS *****

Property Specific

***** PROPERTY SHALL BE OFFERED IN ONE TRACT *****

Farm Location:

Property is located approximately 8.5 miles northwest of Auburn, NE. From Hwy 75 turn west on Hwy 67. Turn north on 637 Avenue. Property is located on east side of road and marked with sign.

Legal Description:

Nemaha County parcels: 640063063 and 640063071

SEC 17-6-14 76 AC - N1/2 SW1/4 EX N333.94' OF THE W521.78'; SEC 17-6-14 33.37 AC - COMM @ S1/4 CRN THEN NW'LY 87.3' NW'LY 917.4' SW'LY 408.57 NE'LY 303.53' NW'LY 405.43' NW'LY 429.62' NE'LY 1298.66 SE'LY 1231.85' TO POB & EX HWY

USE:

Property is zoned Agricultural. Encompassing 109+/- tax assessed acres; this property has versatile options for farming and agricultural use as well recreational opportunity. This Southeast Nebraska farm ground presents a great opportunity for long term investments and returns, while the remaining acres offer ample space for recreational activities and country living. There are 54+/- tax assessed tillable acres and 37.2+/- acres enrolled in CRP.

Scenic Landscapes:

The property's landscape features open fields, terraced crop ground, beautiful stands of native grasses, and parts of Rock Creek winding through the property.



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Auction Terms and Services continued:

Terms:

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to the Title Company (Auburn Abstract Company). The remainder of the purchase price shall be paid in certified funds at closing on approximately January 12, 2024. Full possession will be given at closing. All 2023 real estate taxes paid by Seller. 2024 taxes will be prorated to day of closing. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co., Wyatt Olson, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. This property will be sold as one tract.

Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and All fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information.

All announcements on auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments for determining age, condition, accuracy, and value of items prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



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About the Agent:

Wyatt Olson was raised on a small farm in Broken Bow, Nebraska where he developed a strong work ethic and passion for the outdoors. With roots in the Sandhills, he is very familiar with the farm and ranch communities he serves.

Wyatt has a diverse background with over 20 years in sales and customer service. He takes pride in building long lasting relationships with customers. Wyatt has specialized in land real estate sales for almost 4 years and has helped his clients buy and sell properties of all types across Nebraska and parts of Kansas. He is a licensed agent in Nebraska and Kansas with the intent of becoming licensed in other states to better server his clientele. Prior to his career in land sales, Wyatt was an Account Manager representing capital medical imaging equipment in greater Nebraska was highlighted by earning the coveted company award for accountability. He developed a love for the mountains during his time managing a five state territory (NE, WY, ND, SD, MT) for a company leading the market in educational materials. Wyatt earned a bachelor's in Industrial Distribution from the University of Nebraska-Kearney, while working in the archery department at Cabela's.

As a land agent, Wyatt focuses on establishing an exceptional customer relationship built on honesty and respect. He draws on his strong communication and negotiation skills to get the job done.

In his spare time, Wyatt enjoys spending time with family and friends, scouting land, fishing, hunting, and Husker athletics. He is passionate about bowhunting for turkeys, deer, and pursuing elk in the mountains. Wyatt and his wife, Adrienne, have three children and a yellow lab.



WYATT OLSON, LAND AGENT



308-870-2838



Wyatt@AmericanLegacyLandCo.com