

ABSOLUTE AUCTION



Hamaker Land & Farmstead

120 TOTAL ACRES, OFFERED IN 2 PARCELS AND IN COMBINATION | COLFAX COUNTY, NEBR.

THURSDAY • APRIL 11, 2024

1:00 PM | Howells Community Center

128 3rd Street | Howells, NE

(Alternate Weather Date: April 12, 2024)



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Mike Polk

CO-LISTING AGENTS:

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View Full Brochure
& Listing



Offered exclusively by:

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

Hastings, NE • AgriAffiliates.com • 402.519.2777

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.

AUCTION INFORMATION

SELLERS

Brant Hamaker & Jackie Hamaker

PROCEDURES

Absolute Real Estate Auction for Brant and Jackie Hamaker. 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 May 22, 2024 (cropland) and June 28, 2024 (farmstead). **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: Full possession on Parcel 1 (cropland) granted upon the execution of purchase agreement and payment of earnest deposit. Full possession on Parcel 2 (farmstead) at closing.

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

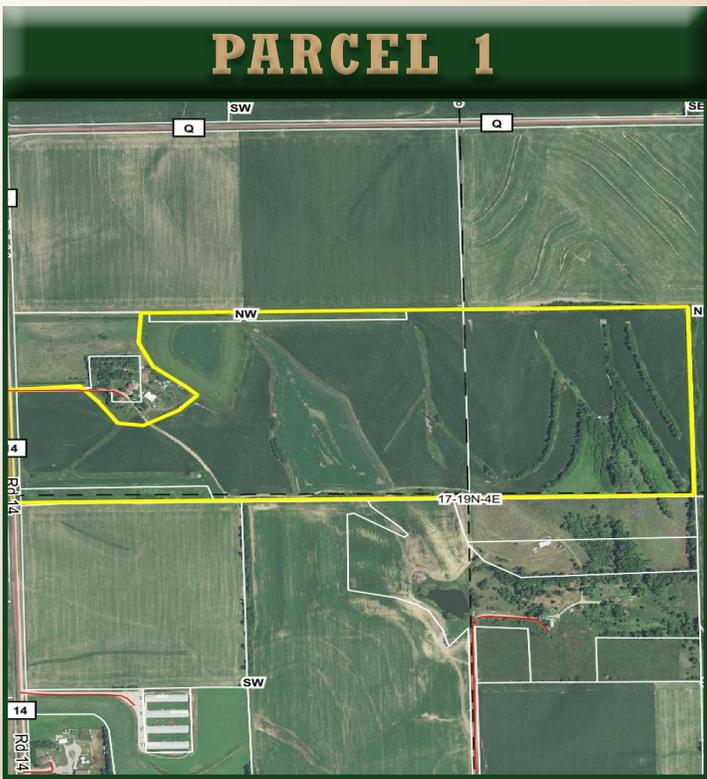
TAXES: Seller to pay 2023 real estate taxes. Buyer to pay 2024 real estate taxes.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office and County Assessor. The farm sells without regard to an exact number of acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries. The property is being surveyed and this cost will be split equally between Seller and Buyer(s).

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

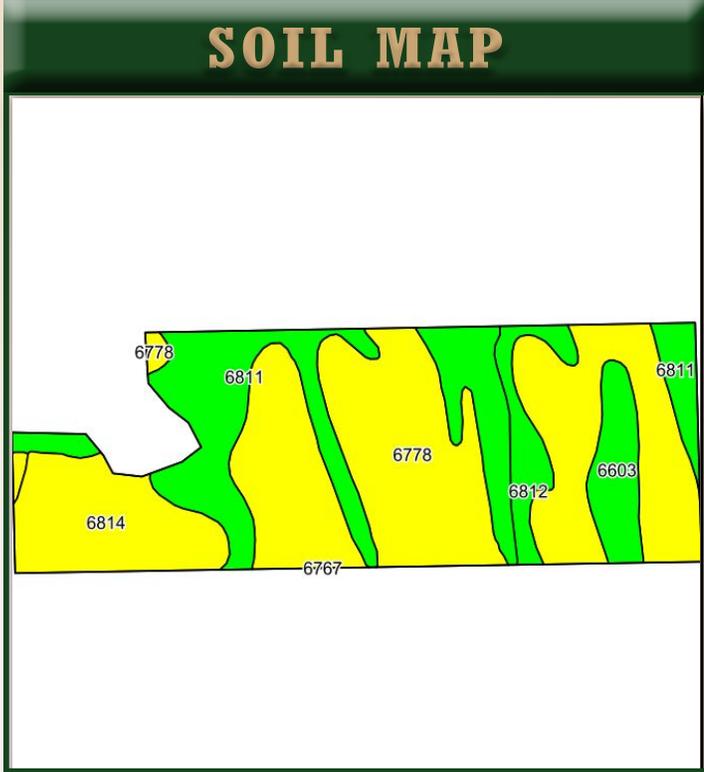
NRD: The property is located in and subject to the rules and regulations of the Lower Elkhorn Natural Resources District.

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 withouth registration.



*This farmstead provides a reasonable commute to
Norfolk, Columbus, or Fremont!*

PARCEL 1 MAPS & IMAGES



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	54.07	51.5%	
6811	Moody silty clay loam, 2 to 6 percent slopes	26.36	25.1%	
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	14.02	13.3%	

Excellent hunting!



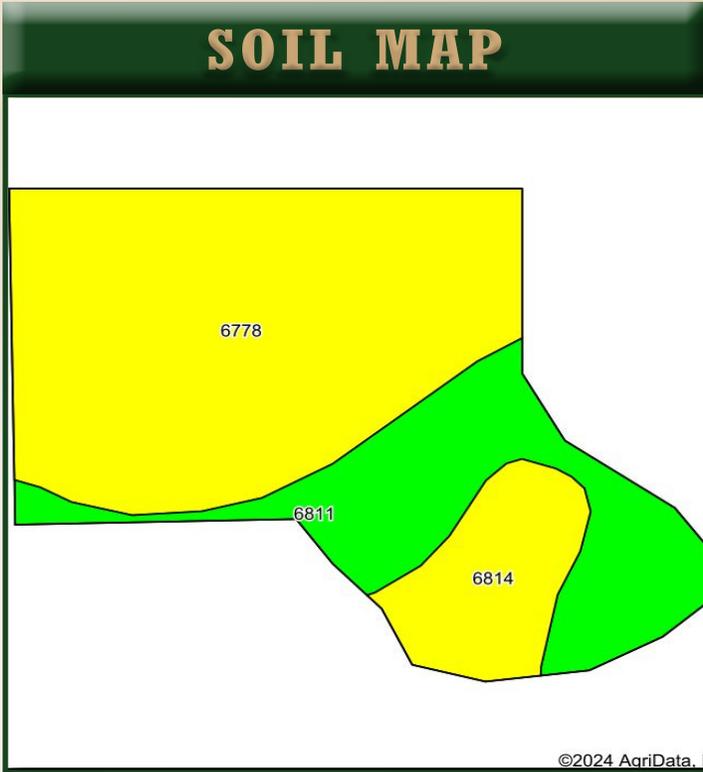
Deer, pheasant, quail, and turkey frequent this property.

PARCEL 2 INFORMATION

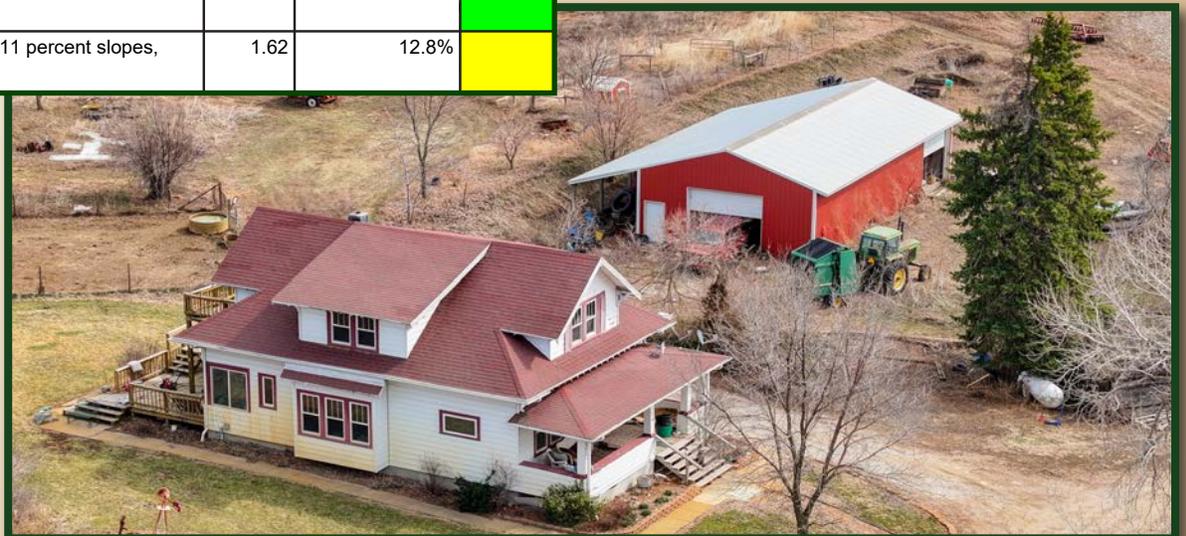


LEGAL DESCRIPTION:	Building site and pasture in the North Half of the Southwest Quarter of the Northwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seventeen (17), Township Nineteen (19) North, Range Four (4) East of the 6th P.M., Colfax County, Nebraska. (Full legal description to be determined by a survey). Also known as 1666 Road 14, Howells, NE 68641.
LOCATION:	From Howells, Nebraska: 6 $\frac{1}{4}$ miles south on Road 14, to the northwestern corner of the property.
ACRES & TAXES:	Estimated Tax-Assessed Acres <u>13.00 acres</u> Estimated 2023 Real Estate Taxes \$2,725.00
SOILS:	Primary soils on this parcel consists of Nora-Crofton complex and Moody silty clay loam, with slopes ranging from 2-11%.
NRD:	Lower Elkhorn Natural Resources District.
COMMENTS:	A premier location for country living: <ul style="list-style-type: none">> 1,862 square foot, two story home> Original trim and wood floors> Attached deck area> Established wind breaks and mature trees> Exceptional area for livestock> 1,680 square foot shop building, with cement floor and lean-to> Chicken coop and other outbuildings

PARCEL 2 MAPS & IMAGES



Code	Soil Description	Acres	Percent of field	Non-Irr Cl
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	7.72	60.8%	
6811	Moody silty clay loam, 2 to 6 percent slopes	3.36	26.5%	
6814	Moody silty clay loam, 6 to 11 percent slopes, eroded	1.62	12.8%	





Don't miss this opportunity to own well-located, productive cropland, or an impossible-to-find farmstead or both, at this absolute auction!



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