

**160.0± ACRES IN TWO TRACTS**

*Burt County, Nebraska*

# LAND AUCTION

**Friday, February 19, 2021 • 10:00 A.M.**

**Lyons Community Center • 335 N. Main Street • LYONS, NEBRASKA**  
**LYONS VIEW FARMS, INC. – Owner**

### LOCATION

Tract 1 is located 1.0 mile east and 0.5 mile north of Lyons, NE.  
Tract 2 is located 1.0 mile east and 1.5 miles north of Lyons, NE.

### LEGAL DESCRIPTION

TRACT 1 — The S1/2SE1/4 in Section 19, Township 23 North, Range 9 East of the 6th P.M., Burt County, NE. Total taxable acreage 80.0 acres.  
TRACT 2 — The E1/2SE1/4 in Section 18, Township 23 North, Range 9 East of the 6th P.M., Burt County, NE. Total taxable acreage 80.0 acres.

### PROPERTY DESCRIPTION

TRACT 1 contains 78.62 acres of non-irrigated cropland. This farm is predominately productive Moody silty clay loam soil and Belfore silty clay loam.  
TRACT 2 contains 75.72 acres of non-irrigated cropland. The farm is predominately productive Alcester silty clay loam and Nora silt loam soils.

### PROPERTY TAX

The property taxes for 2020 and all prior years will be paid by the seller at closing. Buyer will assume 2021 and all future taxes. The 2020 property taxes were:  
TRACT 1 — \$4,706.42    TRACT 2 — \$4,366.78

### FSA INFORMATION

TRACT 1:	Corn Base:	43.85 acres	PLC Yield:	154 bu./ac.
	Soybean Base:	34.75 acres	PLC Yield:	44 bu./ac.
TRACT 2:	Corn Base:	42.23 acres	PLC Yield:	154 bu./ac.
	Soybean base:	33.47 acres	PLC Yield:	44 bu./ac.

Both tracts are enrolled in the PLC program for the 2021 crop year. The 2020 and prior year program payments will be retained by the seller and tenant.

**MINERAL RIGHTS:** Seller's mineral rights, if any, will be conveyed to Buyer.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record.

**SURVEY:** No survey of the property will be provided. If the Buyer chooses to survey the property it will be at the Buyer's expense. There will be no adjustment to the final sale price if the surveyed acreage results in more or less area than reported as taxable acreage.

**METHOD OF SALE:** The property will be offered as two tracts with no further separation or combinations. Bids on the property shall remain open until the auctioneer announces the property is sold or closes the bidding process. Final sale is subject to the approval of the Seller.

**TERMS:** Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. Sale closing shall be on or about March 26, 2021. **Sale shall not be contingent upon Buyer financing.** Please arrange any financing needs with your lender in advance of sale.

### TRACT LOCATION MAP



Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

**CONVEYANCE & TITLE:** Seller will furnish the successful bidder a Corporation Warranty Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between the Seller and Buyer. Any mortgage policy costs will be charged to the Buyer.

**POSSESSION:** Possession of the farm will be granted upon completion of final closing. Full possession for the 2021 crop year.

**AGENCY:** Pathfinder Company and its representatives are agents of the Seller.

**ANNOUNCEMENTS:** Property information provided was obtained from sources deemed reliable; however, the brokers and auctioneer make no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer.

**PLEASE SEE OTHER SIDE FOR AERIAL PHOTOS**

**FOR ADDITIONAL INFORMATION CONTACT:**



## **PATHFINDER COMPANY** *Farm Management & Real Estate Services*

1416 East 23<sup>rd</sup> Street • Fremont, NE 68025 • Office: 402-721-5055 • [www.pathfindercompany.com](http://www.pathfindercompany.com)



**Roger L. Koertner**  
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(402) 720-1196 Cell



**Andy M. Langemeier**  
Broker  
(402) 720-9909 Cell



**Ron Schultz**  
Broker  
(402) 720-1193 Cell

In the event of inclement weather, cancellation notice will be posted on our web page by 8:30 on sale day.



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**AERIAL VIEW OF THE PROPERTY**

**TRACT 1**



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**TRACT 2**



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