

240.0± ACRES IN TWO TRACTS

Saunders County, Nebraska

LAND AUCTION

Friday, March 26, 2021 • 10:00 A.M.

Cedar Bluffs Fire Hall • 13 E. Main Street • CEDAR BLUFFS, NEBRASKA
SAND CREEK FARMS, INC. – Owner

LOCATION

Tract 1 is located 5 mi. West and 1.75 mi. South of Cedar Bluffs, NE, on County Road 22 and V road.

Tract 2 is located 4 mi. West and 2.5 mi. South of Cedar Bluffs, NE, on County Road 21 and U road.

LEGAL DESCRIPTION

TRACT 1 – The S1/2SE1/4 in Section 10, Township 16 North, Range 6 East of the 6th P.M., Saunders County, NE. Total taxable acreage of 80.0 acres.

TRACT 2 – The SE1/4 in Section 14, Township 16 North, Range 6 East of the 6th P.M., Saunders County, NE. Total taxable acreage of 160.0 acres.

PROPERTY DESCRIPTION

TRACT 1 contains 73.82 acres of pivot irrigated cropland. The property includes two older pivots, Ford diesel power unit and one irrigation well used to irrigate the farm. The farm has predominately Nodaway silt loam, Yutan-Judson complex and Judson silt loam soils.

TRACT 2 contains 145.8 acres of pivot irrigated cropland. The property includes one Valley 8 tower pivot and 50 hp GE electric motor. The farm is predominately productive Kenridge silty clay loam, Tomak silt loam, Pohocco silty clay loam and Nodaway silt loam soils. This tract has a Morton pole machine shed, a Behlen machine shed and an 18,000-bushel Chief grain bin.

PROPERTY TAX

The property taxes for 2020 and all prior years will be paid by the seller prior to closing. Buyer will assume 2021 and all future taxes. The 2020 property taxes were: TRACT 1 – \$4,305.26 TRACT 2 – \$10,779.24

FSA INFORMATION

TRACT 1:	Cropland:	73.82 acres	
	Corn Base:	59.2 acres	PLC Yield: 177 bu./ac.
	Soybean Base:	9.0 acres	PLC Yield: 49 bu./ac.
	Wheat Base:	5.6 acres	PLC Yield: 36 bu./ac.
TRACT 2:	Cropland:	145.8 acres	
	Corn Base:	122.6 acres	PLC Yield: 177 bu./ac.
	Soybean Base:	13.1 acres	PLC Yield: 49 bu./ac.
	Wheat Base:	10.1 acres	PLC Yield: 36 bu./ac.

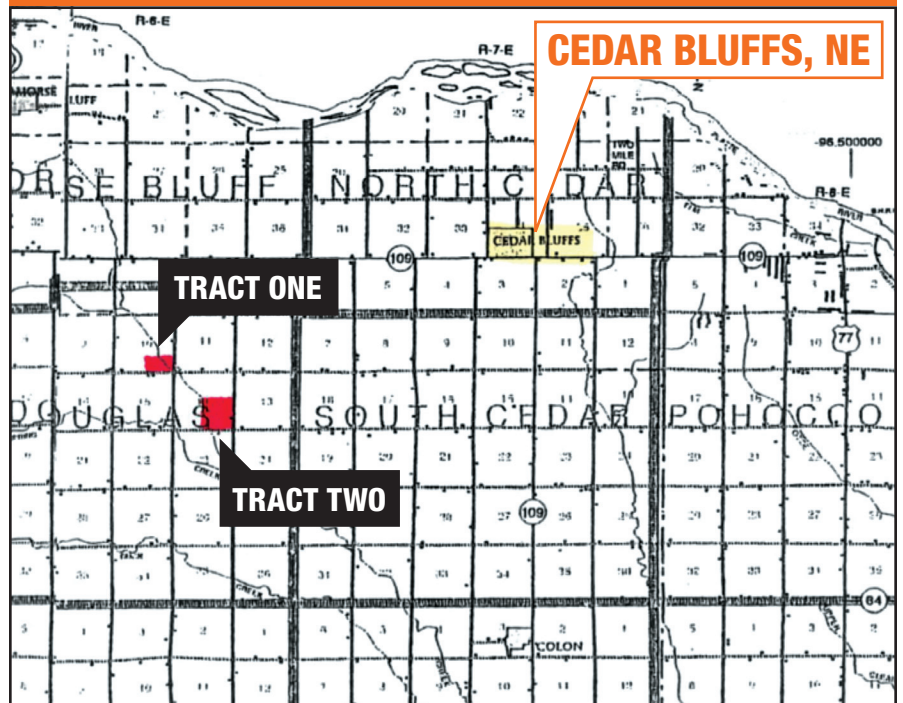
The 2020 and prior year program payments will be retained by the former farm tenant. MINERAL RIGHTS: Seller's mineral rights, if any, will be conveyed to Buyer.

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.

TRACT LOCATION MAP



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 April 26, 2021. Sale shall not be contingent upon Buyer financing. Please arrange any financing needs with your lender in advance of sale. 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 23rd Street • Fremont, NE 68025 • Office: 402-721-5055 • www.pathfindercompany.com



Roger L. Koertner
Broker/Auctioneer
(402) 720-1196 Cell



Andy M. Langemeier
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(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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LANDAUCTION

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