

80± ACRES

Dodge County, Nebraska

LAND AUCTION

Friday, September 9, 2022 • 10:30 A.M.

VFW Hall • Main Street • NORTH BEND, NEBRASKA

WEBER FARMS TRUST – Owner

LOCATION

2 miles North and 3 miles East of North Bend on County Road R.

LEGAL DESCRIPTION

E½SW¼ Section 28, T18N, R6E of the 6th P.M. Dodge County, NE.

PROPERTY DESCRIPTION

The property consists of 74.62 acres of gravity irrigated cropland. There are two active irrigation wells. The south well has an electric motor and the north well has a power unit. The water flow meter is included with the sale. The farm tenant owns the irrigation pipe, power unit, gearhead on the north well and the steel irrigation pipe bridge and these items are not included with the sale of the property.

PROPERTY TAX

The property taxes for 2022 and all prior years will be paid by the Seller at closing. Buyer will assume 2023 and all future taxes. The 2021 property taxes were \$5,076.82.

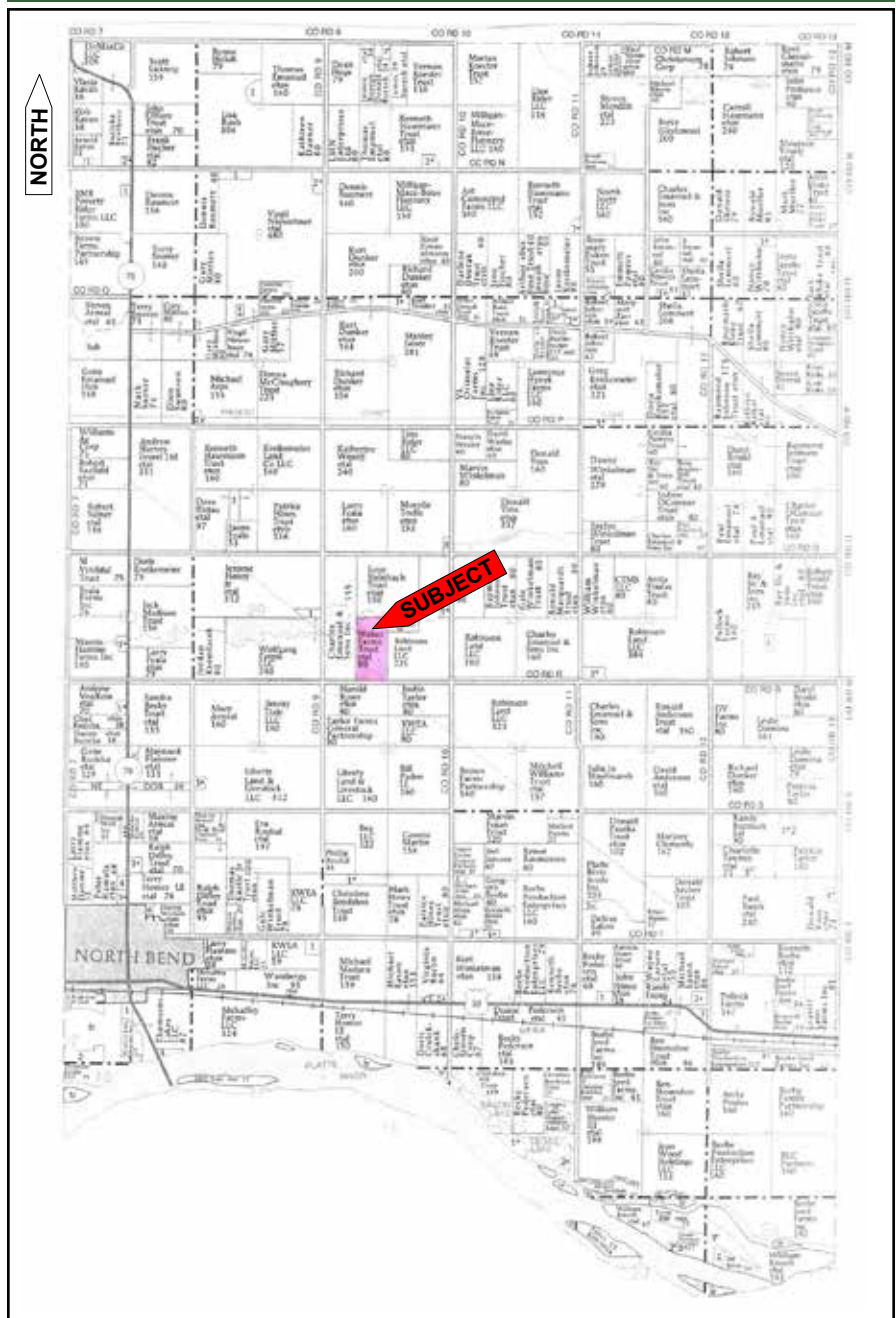
FSA INFORMATION

Corn Base: 74.6 acres PLC Yield: 165 bu./ac.

The 2022 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. There is an ingress/ egress easement running along the entirety of the east property boundary to access a farm site not located on the subject property. Sale is subject to the landowner and tenant lease for 2022. Seller and tenant shall retain the Seller and tenant interests in the current growing crop on the farm. 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 one tract with no separation. 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 October 21, 2022. 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 Trustee 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. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller. **POSSESSION:** Possession of the farm will be granted upon completion of final closing subject to tenant lease expiration December 31, 2022. Full possession for the 2023 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. All 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.

TRACT LOCATION MAP



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



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Broker/Auctioneer
(402) 720-1196 Cell



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



Jackson H. Schumacher
Sales Associate
(402) 936-8003 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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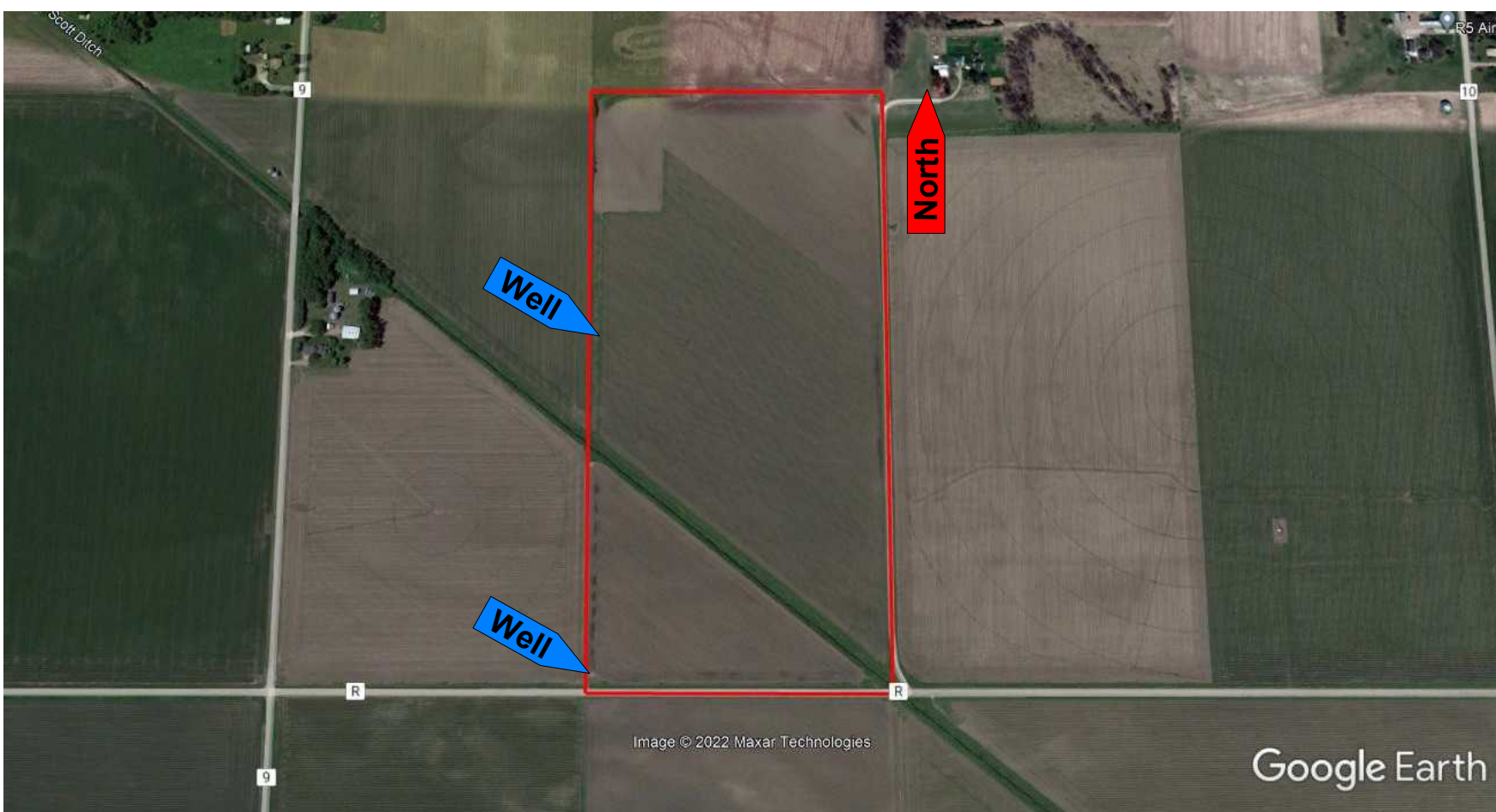


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AERIAL VIEW OF THE PROPERTY

TRACT 1



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LANDAUCTION

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