

72.35± ACRES

Dodge County, Nebraska

LAND AUCTION

Friday, November 18, 2022 • 10:00 A.M.

Christensen Family YMCA Camp
3402 West Military Ave. - Fremont, Nebraska
Hills Farm, Inc. – Owner

ONLINE BIDDING
Please Register at:
www.pathfindercompany.com

LOCATION

Northwest of the intersection of County Road 17 & Q, northwest of Fremont, Nebraska.

LEGAL DESCRIPTION

Part E½SE¼ Section 22, T18N, R7E of the 6th P.M. Dodge County, NE.

PROPERTY DESCRIPTION

This non-irrigated farm consists of gently rolling Class 1 and Class II Moody and Alcester soil types. Farm Service Agency records show 70.14 acres of cropland with 7.78 acres enrolled in the CRP program. The CRP contract expires 9/30/2028 with an annual total payment of \$1,634. The cropland was tiled in 2020. The farm does not contain a wetland and the NRCS determination is available on our website.

PROPERTY TAX

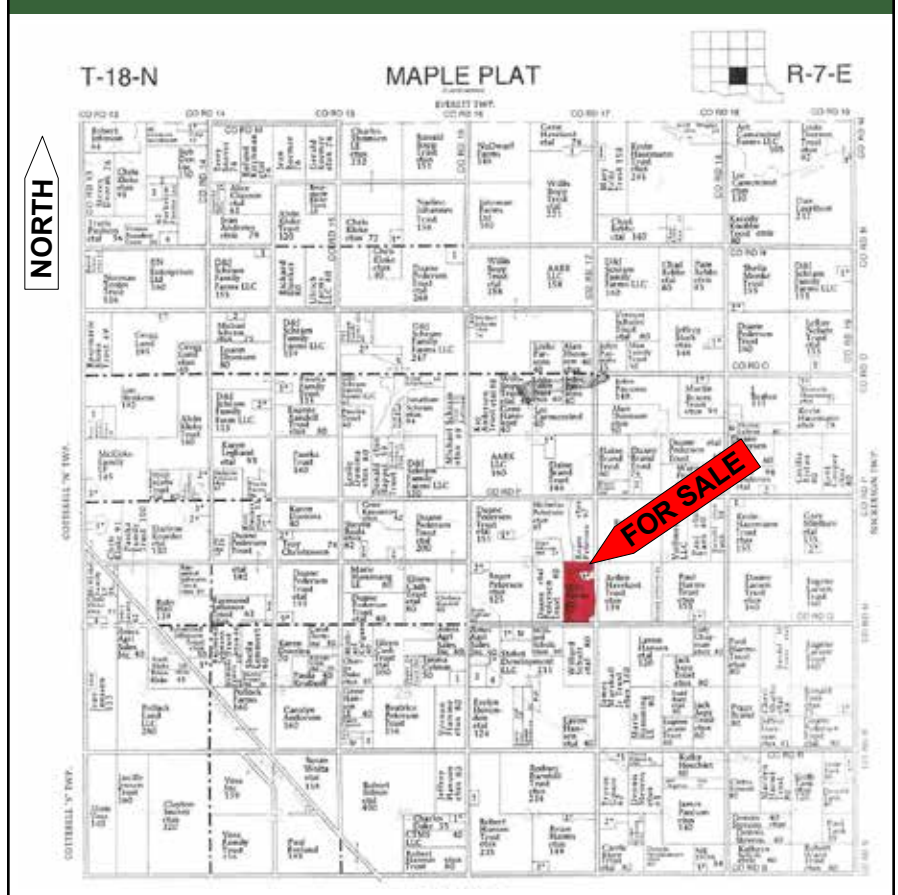
The property taxes for 2022 and all prior years will be paid by the Seller at closing. Buyer will assume 2023 and all future taxes. The 2021 property taxes were \$4,113.16.

FSA INFORMATION

Corn Base:	34.3 Acres	PLC Yield: 141 bu./ac.
Soybeans Base:	23.2 Acres	PLC Yield: 43 bu./ac.

The 2022 and prior year program payments will be retained by the Seller. **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. Seller to retain 2022 soybean crop and 2022 CRP payment. Buyer agrees that he/she will fulfill the remaining terms and obligations of the CRP contract. Buyer will receive future contract payments and be responsible for any refunds or penalties for any future violations or cancellations of the CRP contract. **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. Online bidding will be available if you are unable to attend the auction. Online bidders must register 48 hours prior to the start of the auction. Online registration can be done on our website.

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 December 16, 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 Corporate 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. Title company shall serve as escrow closing agent with escrow closing cost split equally between the Buyer and the Seller.

POSSESSION: Full possession of the farm will be granted upon completion of final closing. 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. 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
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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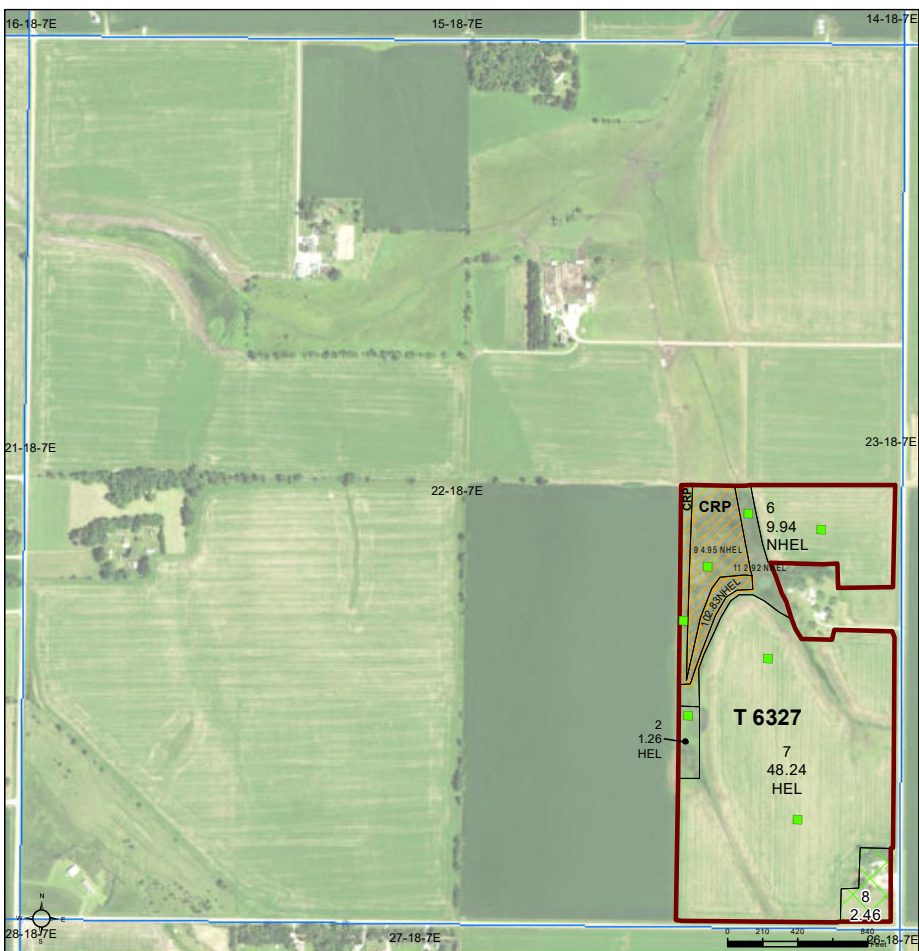


Jackson H. Schumacher
Sales Associate
(402) 936-8003 Cell

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AERIAL VIEW OF THE PROPERTY

TRACT 1



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LANDAUCTION

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