

40.00± ACRES

Saunders County, Nebraska

LAND AUCTION

Friday, March 10, 2023 • 10:00 A.M.

Prague Parish Hall • 221 Center Ave. • PRAGUE, NEBRASKA

Christensen Corporation – Owner

LOCATION

2 Miles west and ¼ mile north of Prague, NE on County Road 29.

LEGAL DESCRIPTION

NE1/4SE1/4 of Section 33, T16N, R5E of the 6th P.M. Saunders County, NE.

PROPERTY DESCRIPTION

Property consists of 34.3 acres of non-irrigated cropland with the remainder in a timbered grass waterway. The property has no improvements but has potential for a good site to build on.

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 2022 property taxes are \$1,563.32.

FSA INFORMATION

Cropland	34.3 acres	
Corn Base:	15.75 acres	PLC Yield: 119.0 bu./ac.
Soybean Base:	15.75 acres	PLC Yield: 33.0 bu./ac.

The 2022 and prior year program payments will be retained by the Seller and farm operator. Buyer will receive 2023 and future program benefits.

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 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: Online bidding will be offered with a convenience fee of \$1,000.00 paid by a successful online bidder. Online bidders must be preapproved 48 hours in advance of the auction date. Online bidders will find the online registration on our website: www.pathfindercompany.com

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 14, 2023. 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. Home Title Service of Wahoo 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. Buyer will receive 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



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(402) 720-0062 Cell

"In the event of inclement weather, cancellation notice will be posted on our web page by 8:30 on sale day and the property will be sold via online auction only on March 17th, 2023. Online convenience fee will be waived for inclement weather auction."



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Farm Management & Real Estate Services
1416 East 23rd Street
Fremont, NE 68025

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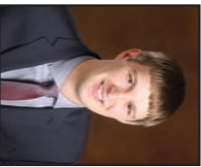
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AERIAL VIEW OF THE PROPERTY

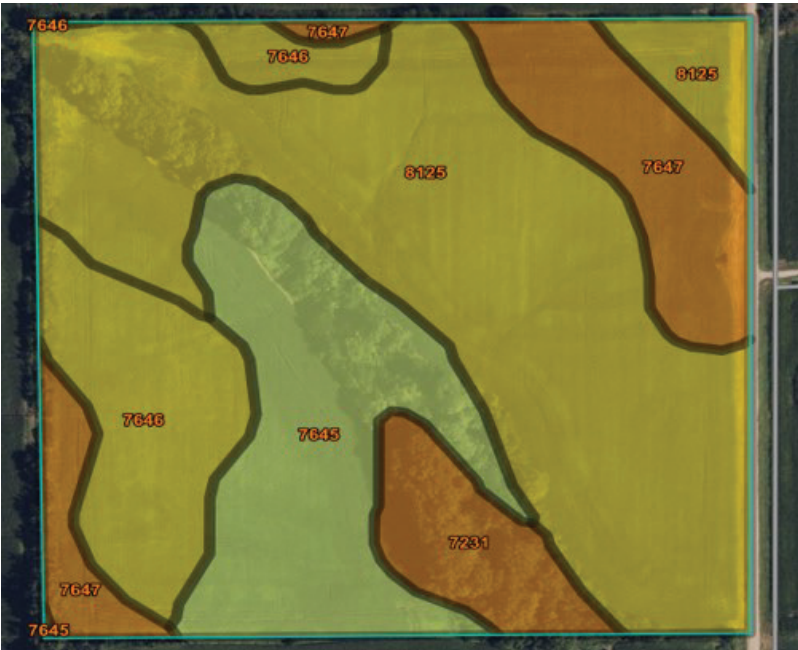
TRACT



SOILS MAP

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7231	Judson silt loam, 2 to 6 percent slopes	2	2.5	6.2%
7645	Yutan silty clay loam, 11 to 17 percent slopes, eroded	4	7.7	19.5%
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	3	5.3	13.6%
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	2	5.3	13.4%
8125	Pohocco silty clay loam, 6 to 11 percent slopes, eroded	3	18.6	47.2%
Totals for Area of Interest			39.3	100.0%



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LANDAUCTION Friday, March 10, 2023
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CHRISTENSEN CORPORATION – Owner