

172± ACRES

Dodge County, Nebraska

LAND AUCTION

Friday, Sept. 15, 2023 • 10:00 A.M.

Christensen Family YMCA Camp • 3402 West Military Ave. • FREMONT, NEBRASKA

CHRISTENSEN CORPORATION – Owner

LOCATION

Southeast of the intersection of Old Highway 30 and County Road 10 or two miles east of North Bend, Nebraska.

LEGAL DESCRIPTION

Part W½SW¼ in Section 10 & Part NW¼ in Section 15 all in T17N, R6E of the 6th P.M. Dodge County, NE. The property is divided into two tracts and a full surveyed legal description will be available prior to the auction.

PROPERTY DESCRIPTION

Tract 1: 125 acres +/- Combination of a sandpit lake, sand beach and non-irrigated cropland. The lake and sand beaches are spectacular. The lake has the potential for waterfowl hunting and fishing. The land lies adjacent to the Platte River. There are approximately 72.7 acres of non-irrigated cropland.
Tract 2: 47 acres +/- Excellent quality gravity irrigated cropland. Soil types include Alda, Cass and Wann fine sandy loams. Farm has an excellent history of corn and soybean production. There are approximately 45.0 acres of irrigated cropland. There are an estimated eight acres of cropland that are farmed adjacent to the Union Pacific Railroad tracks that is not owned by Christensen Corporation. Christensen Corporation has been renting the land from Union Pacific Railroad for a total annual fee of \$50.00. Buyer will be required to apply to Union Pacific Railroad to acquire future lease rights.

PERSONAL PROPERTY

Tract 1: The trailer home located on the west edge of the lake sells with the land. The waterfowl blind, underground electrical cable providing electricity to the blind and Porta Potty are owned by the recreational lease tenants and are not included with the sale of the subject property.
Tract 2: The irrigation pipe and two 10 horsepower electric motors are owned by the farm operator and are not included with the sale.

PROPERTY TAX

The property taxes for 2023 and all prior years will be paid by the Seller at closing. Buyer(s) will assume 2024 and all future taxes. The 2022 property taxes were \$7,623.22. The taxes are combined for Tract 1 and Tract 2.

FSA INFORMATION

Corn Base:	108.3 Acres	PLC Yield: 164 bu./ac.
Soybeans Base:	12.4 Acres	PLC Yield: 45 bu./ac.

The 2023 and prior year program payments will be retained by the Seller and tenant. The base acreage is for both tracts and will need to be reconstituted with the Farm Service Agency if the tracts are purchased by separate buyers.

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

CONDITIONS: This sale is subject to all easements, covenants, and

TRACT LOCATION MAP

restrictions of record. Seller and tenant to retain 2023 corn and soybean crops. Sale is subject to tenant lease for 2023 expiring February 28, 2024. The recreational waterfowl and fishing leases expire prior to the auction date.

SURVEY: A survey for each tract will be provided by the Seller. This sale bill estimates acreage for each tract, however the final sale price for each tract will be based on actual surveyed acreage.

METHOD OF SALE: The property will be offered as two separate 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.

ONLINE BIDDING: Online bidding will be available through NextLot if you are unable to attend the auction. **Online bidders must register 48 hours prior to the start of the auction on our website:** pathfindercompany.com. A \$1,000 online convenience fee will be charged to a successful online Buyer.

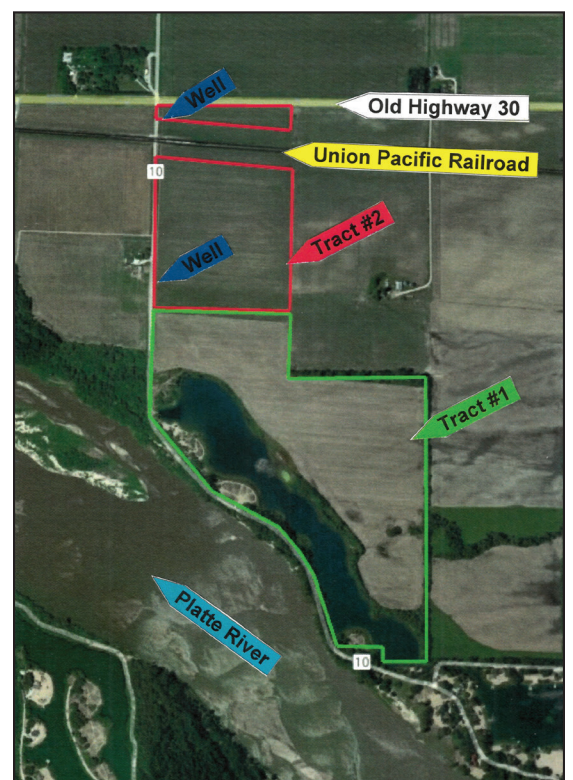
TERMS: Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account or transferred to closing agent until sale 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 20, 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 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: Possession of the recreational/lake area will be granted upon completion of final closing. Possession of the cropland will be granted upon final closing, subject to farm tenant lease rights expiring February 28, 2024. Full possession of the cropland for the 2024 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 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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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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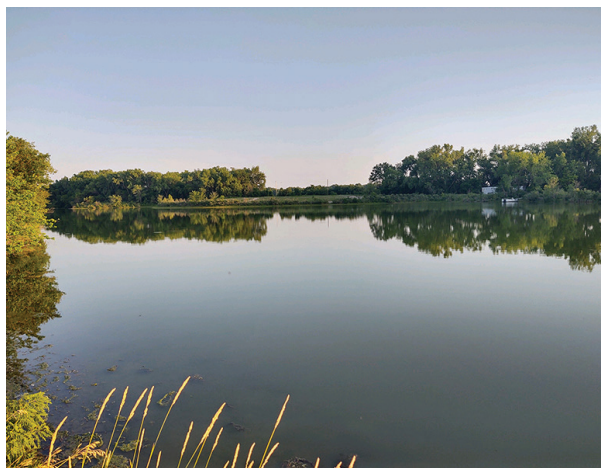
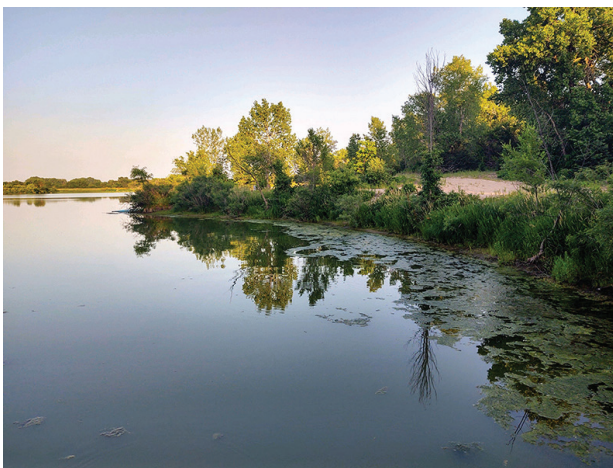
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TRACT 1 AND 2



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