

## Auction Terms and Services

ABSOLUTE FARM AUCTION - Friday March 14, 2025 10:30am CST- Niobrara Room, Quality Inn, 7838 S 281, Grand Island, NE 68803 - HYBRID COMBINATION LIVE AND ONLINE AUCTION \*\*\*ONLINE BIDDING BEGINS MARCH 7TH ON AUCTIONTIME.COM.\*\*\*

\*\*NOTE: ALL ONLINE AND PHONE BIDDERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO AUCTION DATE! \*\* \*\*\*ALL SALES ARE FINAL!\*\* HAVE FINANCES LINED UP IN ADVANCE \*\*\*ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY \*\*\*PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.\*\*\*

Property Specific \*\*\* PROPERTY SHALL BE OFFERED IN TWO TRACTS OR IN TOTAL COMBINATION \*\*\*

Farm Location: 4 miles North of Kenesaw on N. Constitution Ave and then 2.5 miles east on W 94th Street. Or go to Prosser Nebraska and head 1.5 miles west on W94th Street. The property is on the South side of W 94th.

Auction Location: Niobrara Room, Quality Inn, 7838 S 281, Grand Island, NE 68803

Legal Description:

200+/- acres 12-08-12-NE1/4 & N1/2 N1/2 SE1/4 12-8-12 KENESAW TWP

About the Property:

Located one and a half miles west of the Prosser, Nebraska or 4 Miles North and 1.5 miles east of Kenesaw on the South side of W 94th St. is 200+/- acres of irrigated and dryland crop ground. With great access to county maintained gravel roads and very close to the large CPI grain elevator at Hayland and a large cattleyard less than 8 miles away this farm is in a great location. This highly productive farm is located atop the highly sought after Ogallala Aquifer and comes with an eight inch certified irrigation well registered to pump 1000 gallons per minute at 103 feet with total well depth of 201 feet. This farm is located in the Little Blue NRD and comes with 131.01 certified irrigated acres watered with a Valley Center Pivot. Of the total 200 acres there is a total of 197 farmable acres with 131.01 acres being irrigated and 66 acres being dryland. Please give Nick Wells at 308-991-9544 or Bryan North at 308-325-2858 a call today with any and all questions or to schedule your private tour today.

Taxes: \$12,300.00

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the auction site or electronically immediately following the close of bidding. 10% non-refundable down payment due on the day of auction in good funds payable directly to Phelps County Title Co, Holdrege, NE. to be deposited in escrow no later than end of business on the following business day. The remainder of the purchase price shall be paid in certified funds at closing on

or before April 30th, 2025. Buyers will pay a \$495 Broker Administrative fee plus applicable NE sales tax at closing. All 2024 taxes to be paid by seller. All 2025 taxes will be prorated to day of closing. Full possession will be given at closing. Buyers have full right to use of land for all of 2025 growing season. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase is not contingent upon financing or inspections. Please have all arrangements made prior to the sale. American Legacy Land Co, Broker, Nick Wells, Bryan North, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The property will be sold as two separate tracts. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction for any inspections, notices, changes, corrections, or additions to the auction information. All announcements made the day of the auction take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgments prior to bidding. All sales are final once the auctioneer says "sold". All property is offered in "AS IS, WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, neither expressed nor implied, will be offered.