

Auction Terms and Services

ABSOLUTE FARM AUCTION Tuesday September 23 10:00 AM Sarpy County Fair Grounds
4-H Building, Springfield, NE HYBRID COMBINATION LIVE AND ONLINE AUCTION

ONLINE BIDDING BEGINS September 15TH ON AUCTIONTIME.COM.

**NOTE: BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID PRIOR TO
BIDDING ONLINE! **

***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 6 TRACTS, Tracts 5 and 6 will be offered separately
AND IN COMBINATION** HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS
SOLD IN FINAL on Tracts 5 and 6.***

Farm Location:

Tracts 1-3: From Springfield, head south on highway 50 to Cornish Rd. The properties are on
the East side of the intersection.

Tracts 4-6: From Springfield, head south on highway 50 to Cornish Rd. The properties are on
the West side of the intersection.

2025 Taxes Shall Be Prorated to Date of Closing

Terms:

Real Estate Terms: The successful bidder will sign a legally binding purchase agreement at the
auction site immediately following the close of bidding. 10% down payment due on the day of
auction in good funds payable directly to Nebraska Title Company. The remainder of the
purchase price shall be paid in certified funds at closing on approximately October 30th, 2025.
Full possession will be given at closing. All 2024 real estate taxes paid by Seller. 2025 taxes will
be prorated to day of closing. Income will be prorated to day of closing. Farm Tenants have full

right to use of land and possession of crops for all of 2025 growing season through harvest of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

American Legacy Land Co. Tyler Johnson, Nick Wells, Bryan North, Scott Jelinek, Auctioneer/Realtors are exclusive agents of the seller. The tracts will be sold as 6 separate tracts. Tracts 5 and 6 will be sold separately and/or in combination all together, whichever of the two brings a higher total dollar value. Tract 4 has a 14 day Right of First Refusal.

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 on auction block 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 for determining age, condition, accuracy, and value of items prior to bidding. All sales are final once auctioneer says "sold". All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.