FARM AUCTION - Thursday, December 16th at 10 am, at the Bennet American Legion in Bennet, Nebraska, at 970 Monroe St.

HYBRID COMBINATION LIVE AND ONLINE AUCTION
ONLINE BIDDING BEGINS DECEMBER 1ST ON AUCTIONTIME.COM.

****NOTE: ONLINE BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE AND THE START OF THE LIVE AUCTION!****

***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 SHALL BE OFFERED IN 1 TRACT,

Seller retains the right to approve or reject any and all bids.

Farm Location: 5-7-9 E1/2 NW1/4 80 AC HENDRICKS Otoe COunty, Nebraska - Legal to govern. Otoe County Parcel ID: 999556022

Buyer will have all farming rights to the land starting at closing.

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 402 Title Services in Lincon, Nebraska. The remainder of the purchase price shall be paid in certified funds at closing on approximately January 15th, 2027. Full possession will be given at closing. All 2026 real estate taxes shall be paid by Seller. 2027 real estate will be responsibilty of the buyer. 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. Nicholas Wells and Bryan North are the exclusive agents of the seller.

Seller retains the right to approve or reject any and all bids. 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 are 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 to review any necessary inspections, notices, changes, corrections, or additions to the auction information.

All announcements on the 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 judgment to determine the age, condition, accuracy, and value of items prior to bidding. All sales are final once the auctioneer announces "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.