

Burt County, NE LAND AUCTION

160.0 Acres (More or less)

Friday – February 22nd, 2019 – 10:00 A.M.

Oakland, Nebraska

Auction to be held at: Oakland VFW
420 N. Oakland Ave.

RICHARD LEE - Owner

LOCATION: The property is located 1.5 miles west of Oakland, NE on HWY 32. Then, 1 mile south, .5 west and 1 south. The northeast corner of the farm is located at the intersection of county road 6 & I.

LEGAL DESCRIPTION: The NW¼ in Section 15, Township 21 North, Range 8 East of the 6th P.M., Burt County, NE. Total taxable acreage is 160.0 acres.

PROPERTY DESCRIPTION: The farm contains 153.69 acres of nearly level non-irrigated cropland. The farm is predominately productive Belfore, silty clay loam soil. Other soil types are Moody silty clay loam and Fillmore silt loam.

ORGANIC PRODUCTION: The farm has been transitioned to organic production. The farm raised a certified organic crop in 2018.

GRAIN BIN: The Brock grain bin was constructed in 2010. The bin has a 36 foot diameter and holds approximately 24,000 bushels. The bin has a 10HP axial aeration fan, 8” power sweep and 7.5 HP discharge motor.



PROPERTY TAX: The property taxes for 2018 and all prior years will be paid by the seller at closing. Buyer will assume 2019 and all future taxes. The 2018 property taxes were \$12,847.16.

FSA INFORMATION:

Corn Base:	74.6	Yield: 157
Soybean Base:	73.8	Yield: 43

The farm is enrolled in the ARC- CO program for the 2018 crop year. The 2018 program payments will be retained by the seller and tenant.

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 taxable acreage.

METHOD OF SALE: The property will be offered as one tract 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.

PLEASE SEE OTHER SIDE FOR AERIAL 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 March 22, 2019. **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 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.

POSSESSION: Possession of the farm will be granted upon completion of final closing. Full possession for the 2019 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.

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



Roger L. Koertner • Broker/Auctioneer
(402) 720-1196 Cell



Andy M. Langemeier • Broker
(402) 720-9909 Cell



Ron Schultz • Broker
(402) 720-1193 Cell

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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AERIAL VIEW OF THE PROPERTY

