

TIMED ONLINE

LAND AUCTION

NEMAHA COUNTY, NEBRASKA

Julian, Nebraska
155.34[±]
acres, 3 tracts



more photos online

Opens: Wednesday, November 24th / CLOSING: WEDNESDAY, DECEMBER 1, 2021 AT 4PM

TRACT 1 – 39.93 ACRES M/L

Tract 1 is located 1/2 mile west of Julian on 738 Road, then 1 mile south on 637 Avenue, then 1/4 mile west on 737 Road.

FSA indicates: 36.23 acres tillable.

Major soil types include: Yutan, & Aksarben.

Located in Section 6, Glen Rock Township, Nemaha County, NE (6-6N-14E).

2020 Real Estate Taxes Tax Parcel: 640062431 - \$2,377.32 Net

TRACT 2 – 111.41 ACRES M/L

Tract 2 is located 1 1/2 miles east of Julian 738 Road.

Approx. 92 acres tillable.

Major soil types include: Yutan, Gymer, Pohocco, Nodaway-Colo.

Located in Section 3, Glen Rock Township, Nemaha County, NE (3-6N-14E)

2020 Real Estate Taxes Tax Parcel: 640114209 - \$5,704.18 Net (combined with Tract 3).

TRACT 3 – 4 ACRES M/L subject to final survey

Open House on Wednesday, November 17th from 1-2PM

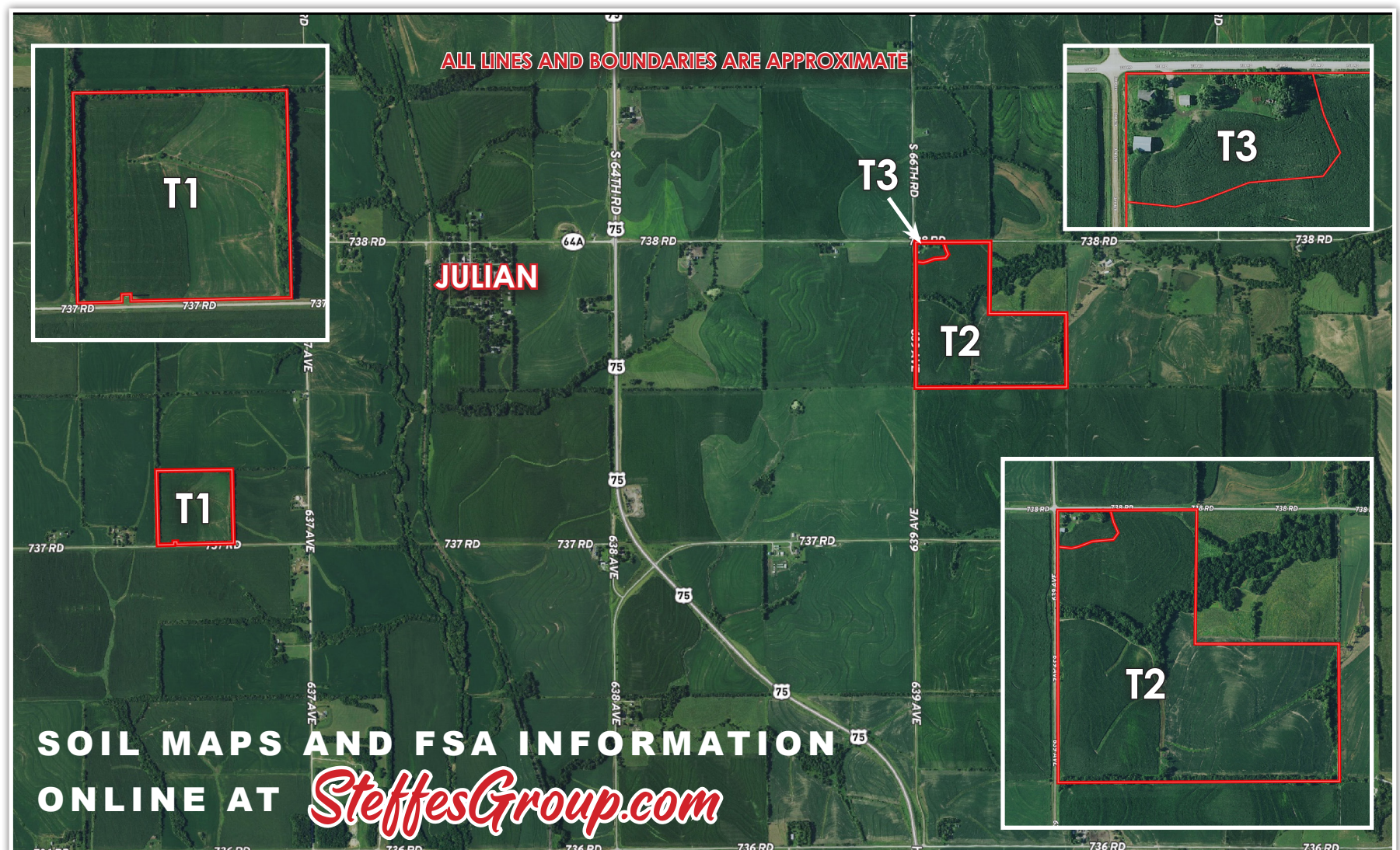
Tract 3 is located 1 1/2 miles east of Julian on 738 Road at the corner of 639 Avenue & 738 Road.

Looking for a building site? Check out this acreage with an uninhabitable home with a 24'x24' garage and a 20'x40' pole barn, all located on 4 acres M/L with approx. 2 acres tillable.

2020 Real Estate Taxes Tax Parcel: 640114209 - \$5,704.18 Net (combined with Tract 3)

Not Included: Farm equipment.

Included: Any item present on the day of final settlement.



Terms:

At the conclusion of the auction, the winning bidder(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to Charter Title & Escrow which shall hold the money in escrow until closing. The balance of the purchase price will be due at final settlement which will take place at Charter Title & Escrow, 720 Central Ave., Nebraska City, NE on or before Wednesday, December 29, 2021. Title Insurance & closing costs will be shared 50/50 between Buyer & Seller. Seller will pay all documentary stamps. Seller shall pay all 2021 real estate taxes and previous year's taxes. The 2022 real estate taxes will be paid by the Buyer. Possession will be given at final settlement.

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- All Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Bidding on Tracts 1 & 2 will be by the acre, with the stated acres being the multiplier for said Tracts. The multiplier used to determine the total bid amount for Tract 1 will be the Assessor acres of 39.93. The multiplier used to determine the total bid amount for Tract 2 will be the Assessor acres of 111.41, less the final surveyed acres of Tract 3. If the recorded survey of Tract 3 is different than the stated acres, then adjustments to the final contract price will be made accordingly at closing on Tract 2. Seller shall not be obligated to furnish a survey on Tracts 1 & 2.

- Bidding on Tract 3 will be lump sum price. Tract 3 will be surveyed prior to final settlement. If the recorded surveyed acres of Tract 3 is different than the stated acres, no adjustments will be made to the final contract price on Tract 3, as it is selling lump sum price.
- Seller has served termination to the tenant and land is selling free and clear for the 2022 farming season.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- The Buyer shall be responsible for any fencing in accordance with state law.

- The Buyer will be responsible for installing his/her own entrance, if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

HARNEY FAMILY FARM LLC AND ANVILLE FAMILY FARMS LLC

Attorney for Sellers - Kelly J. Werts of Fankhauser, Nelsen, Werts, Ziskey & Merwin, P.C., L.L.O. Law Firm

602 Central Avenue, Nebraska City, NE 68410

Closing & Title Company - Charter Title & Escrow, 720 Central Avenue, Nebraska City, NE

For information contact Steffes Group at 319.385.2000 or 402.395.8998

Scott Steffes - Nebraska Licensed Broker #20191241 - 2000 E Main Avenue, West Fargo, ND 58078

SteffesGroup.com

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