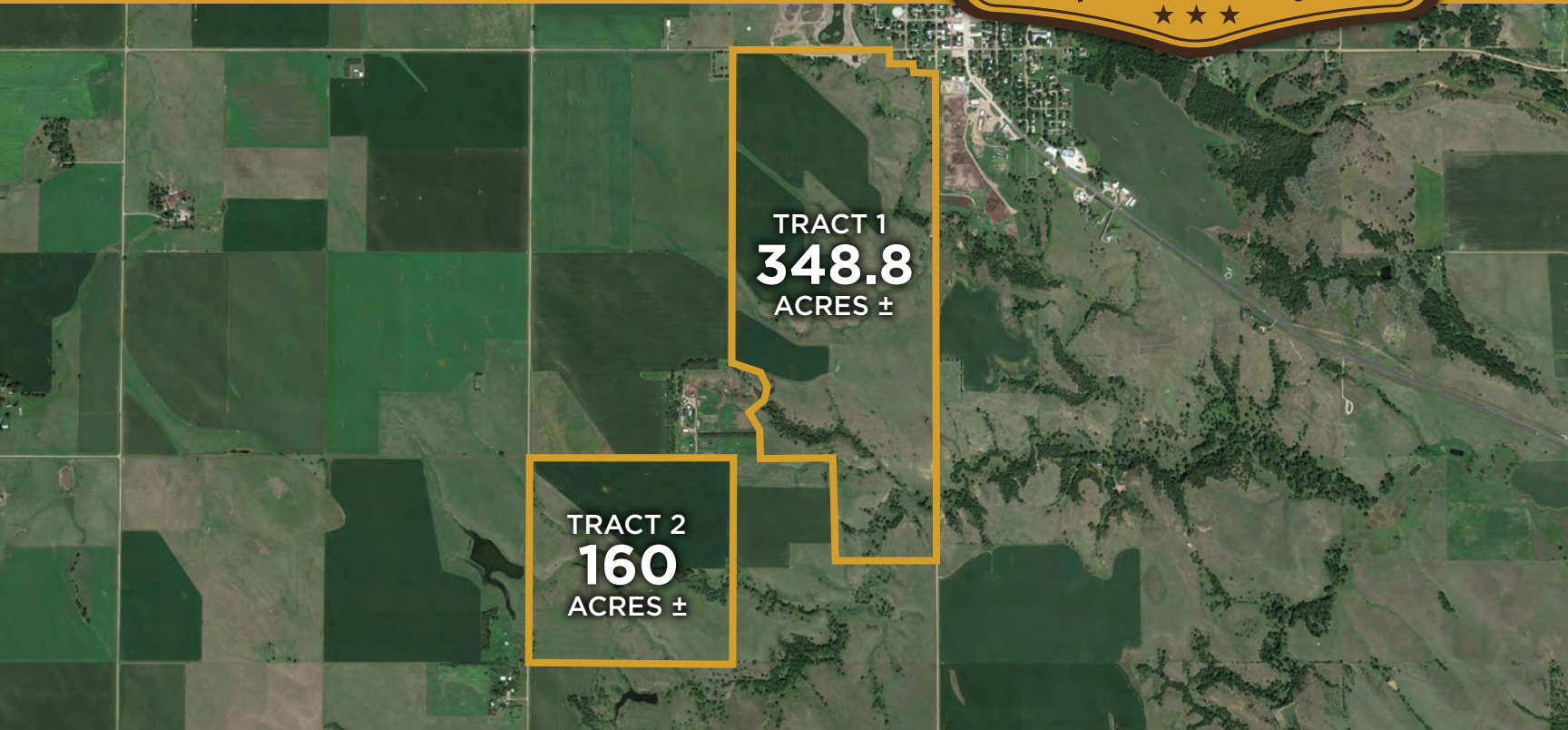


# LAND AUCTION



TRACT 1  
**348.8**  
ACRES ±

TRACT 2  
**160**  
ACRES ±

**508.8 AC± | 2 TRACTS | BOYD CO, NE**

**AUCTION - SEALED BID ONLY**

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**BIDS DUE BY: 8/24/22 | TIME: 5:00 PM CDT**

**AUCTION LOCATION:** Go to [Ranchandfarmauctions.com](http://Ranchandfarmauctions.com), call 217-922-0811 or email [directors@ranchandfarmauctions.com](mailto:directors@ranchandfarmauctions.com) to request an information packet and Sealed bid form.

Combination tillable and pasture with good water and great access. Do not miss your opportunity to bid on one or both tracts of productive dryland Boyd Co, NE land. Fences are in good shape and rural water is available.

- Great Access
- Located on the southwest side of Spencer, Nebraska
- Well maintained pasture with rural water
- Rolling hills with seasonal creek/dam
- Offered in 2 tracts
- 10 Miles to Butte, NE
- 30 Miles to O'Neill, NE
- 22 Miles to Pickstown, SD

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
JASON SCHENDT, AGENT - (402) 707-4885 | [jason.schendt@whitetailproperties.com](mailto:jason.schendt@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

# AUCTION – SEALED BID ONLY

This is a SEALED BID AUCTION only, there will be no second chance bids so submit your best offer via the sealed bid form by August 24, 2022 5:00 PM CDT.

508.8+/- acres offered in 2 tracts. Combination tillable and pasture with good water and great access. Do not miss your opportunity to bid on one or both tracts of productive dryland Boyd Co, NE land. Fences are in good shape and rural water is available.



## TRACT 1 – 348.8 +/- ACRES

348.8+/- acres pending survey with 109.41 acres tillable with balance in pasture and hay. This well maintained combo farm would be a great addition to any operation or portfolio. Great access from the north and east. The pasture and fence are in good condition and cedar trees have been maintained. Rural water is piped to the pasture and the pasture is currently divided into two units. The mostly flat farmland is currently in alfalfa and primarily consists of Onita and Reliance Silt Loams.

### Tract #: 1

**Farm and Tract #:** Farm 1504/Tract 1888, 1892

**Deeded acres:** 348.8+/-

**FSA Farmland Acres:** 348.8+/-

**DCP Cropland Acres:** 131.79\*\*

**Soil Types:** Reliance silt loam, Labu-Sansarc silty clays, Anselmo fine sandy loam, Onita silt loam

**Soil PI/NCCPI/CSR2:** Avg NCCPI 37.3

**Base acres and Yield:** Corn Base Ac 55.30/PLC yield 126, Soybean Base Ac 14.2/PLC yield 45

**CRP Acres/payment:** no CRP

**Taxes:** \$5467.40

**Lease Status:** Open Tenancy for 2023 crop year

**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed:** Survey will be complete

**Brief Legal:** S3/S10 T33NN R12W Boyd Co, NE

**PIDs:** 200095501, 200092901, 200092902

**Lat/Lon:** 42.866388, -98.707450



## TRACT 2 – 160 +/- ACRES

160+/- acres with 86.15+/- acres tillable and balance in pasture. This well maintained combo farm would be a great addition to any operation or portfolio. Great access from the north and west. The pasture and fence are in good condition and cedar trees have been maintained. A newly renovated large dam waters the pasture. The mostly flat farmland is currently in corn and primarily consists of Ree, Onita and Reliance Silt Loams.

### Tract #: 2

**Farm and Tract #:** Farm 1504/Tract 942

**Deeded acres:** 160+/-

**FSA Farmland Acres:** 86.15+/-

**DCP Cropland Acres:** 86.15

**Soil Types:** Reliance silt loam, Labu-Sansarc silty clays, Onita silt loam, Ree silt loam

**Soil PI/NCCPI/CSR2:** Avg NCCPI 43.3

**Base acres and Yield:** Corn Base Ac 31/PLC yield 126, Soybean Base Ac 5.5/PLC yield 45, Gran Sorghum Base Ac 23.4/PLC yield 45

**CRP Acres/payment:** no CRP

**Taxes:** \$2539.12

**Lease Status:** Open Tenancy for 2023 crop year

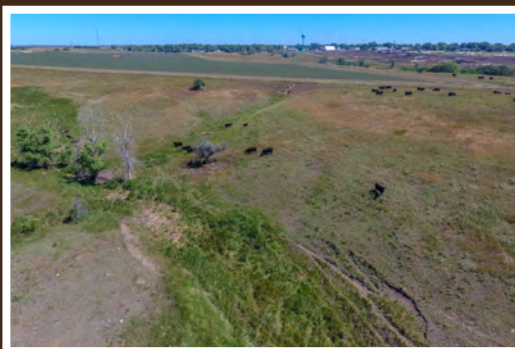
**Possession:** Immediate possession subject to current tenants rights for 2022

**Survey needed:** none needed

**Brief Legal:** NW 1/4 S10 T33NN R12W Boyd Co, NE

**PIDs:** 200095600

**Lat/Lon:** 42.854443, -98.718241



# RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

## SEALED BID OFFER FORM

### PROPERTY DESCRIPTION

**County, State:** Boyd County, Nebraska

**Legal Description:** Tract 1(348.8 A)- S3/S10 T33NN R12W Boyd Co, NE PID 200095501, 200092901, 200092902  
Tract 2(160 A)- NW 1/4 S10 T33NN R12W Boyd Co, NE PID 200095600

**Acres:** 508.8+/- in 2 tracts. Tract 1-348.8+/- acres, Tract 2-160+/- acres

**Owner:** Sedlacek

**Farm Tenancy:** Rented for 2022. Open for 2023.

**Tract 1: Bid amount per acre. 348.8+/- acres x \$ \_\_\_\_\_**

**Tract 2: Bid amount per acre. 160+/- acres x \$ \_\_\_\_\_**

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

All bids must be received no later than **5:00 pm 8/24/2022**. Please submit your highest and best offer as there will be no oral bidding or second chance bids.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after bid deadline. All bidders will be notified by phone or email following the acceptance of any bids.

All bids must be in writing with a signature and submitted by email or mail to the following addresses, bidders can also request the Sealed Bid Form be sent securely thru DocuSign for a digital signature. If submitting by mail, we recommend using delivery confirmation method to ensure your bid has been received.

**Submit all sealed bids to: Email:** [directors@ranchandfarmauctions.com](mailto:directors@ranchandfarmauctions.com)

**Mailing Address:** Ranch & Farm Auctions | 115 W. Washington St, Suite 900 | Pittsfield, IL 62363 | **Attn: Directors**

**Phone Inquiries or requests:** (217) 922-0811

Bidders can also use the secure online bidding portal on the website. Your bids will be confidential and will be made by the acre. [www.ranchandfarmauctions.com](http://www.ranchandfarmauctions.com)

### Terms and Conditions.

**BIDDERS:** By submitting a sealed bid to purchase above described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable legal and binding offer to purchase the real estate described.

**NO CONTINGENCY SALE:** All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and do not inspect properties on bidder's behalf. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

**DEED AND TITLE COMMITMENT:** Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. Current year's taxes are pro-rated through day of closing as is customary.

**DEPOSIT:** Each high bidder must make a 10% non-refundable deposit immediately following notification of winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

**ACCEPTANCE OF BIDS:** All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it. All information has been derived from sources deemed to be reliable but Auction Co, Broker and Seller make no warranties to the accuracy of that information

**AGENCY:** Auction Co, Broker and associates represent the seller only in the sale of this property.

**TIE BIDS:** In the rare occasion that there are tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

**SURVEY:** No survey is required.

**LEASES AND GOVERNMENT CONTRACTS:** No current leases or contracts on this described real estate. Real Estate sales free and clear of any leases and buyer can have immediate possession for farming the 2022 crop year.

**THIS FORM AND ADDITIONAL INFORMATION CAN BE FOUND AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**