

Cass Co, NE 287.96+/- acres

SALE DAY FLYER

AUCTION DETAILS

6/29/23 at 3:00 PM CDT
Live And Online
WaConDa Woods
2400 WaConDa Rd
Union, NE 68455

PROPERTY DETAILS

Total Acres: 287.96+/- Acres Offered In 3 Tracts
Method: Bid By The Acre Buyers Choice
Seller: Noerrlinger Farms
Agent: Luke Wallace



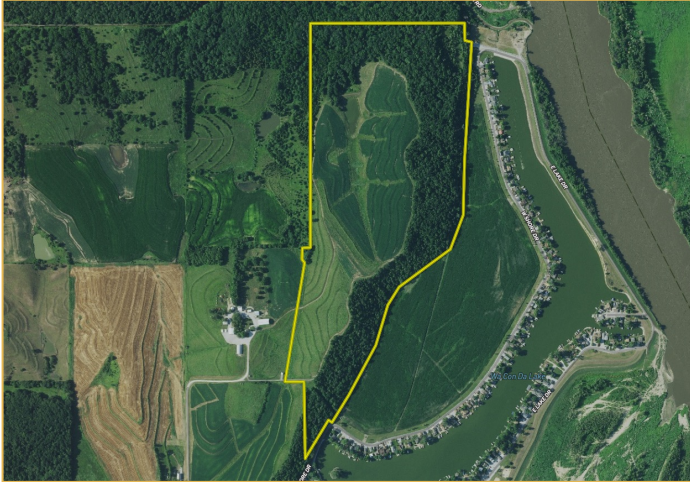
Entire Farm Description:

Three diverse tracts offering hardwood bluffs with a pond, dryland tillable acres, hay ground, potential building site with excellent access and irrigated tillable bottom acres close to Omaha!



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract #:	Tract 1
Deeded acres:	Estimated 141+/- acres
FSA Farmland Acres:	Estimated 62+/- acres
Soil Types:	Monona silt loam, Monona-Ida silt loams
Soil PI/NCCPI/CSR2:	NCCPI 78.9
CRP Acres/payment:	No CRP
Taxes:	Estimated \$7140.00
Lease Status:	Open Tenancy for 2024 crop year. Buyer to pay second ½ taxes, receive second ½ income 2023
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	Yes prior to closing
Brief Legal:	141+/- Acres part S8/S9 T10N R14E Cass Co, NE
PIDs:	130231991, 130232165, & pt 130232084
Lat/Lon:	40.8525, -95.8553

Tract 1 Description:

141+/- acres. This tract boasts rolling topography, timbered edges and a secluded fishing pond. Access comes from a short drive on a white rock road that meets up with a paved road. The tillable acres of this property have corn APH of 170 bu/acre are centrally located and the hardwood timbered bluffs surround a majority of these acres. You'll have no issue finding a tree along the wood line to hang a stand in any wind direction! At the north central portion you'll find a pond, approximately 1 acre in size, that was built to roughly 11 feet deep where you can spend the summer days fishing or the early winter decoying migrating ducks along the Missouri River flyway. Tucked between the pond and the timber is an established food plot location. The proximity and access of this farm to Omaha & Lincoln doesn't get any better for both those wanting to hunt it themselves or lease it out for extra income. If you've been looking for a great recreational property or a place to invest, this one is definitely worth a hard look!



Tract #:	Tract 2
Deeded acres:	38.02 +/- acres
FSA Farmland Acres:	29.5+/- acres
Soil Types:	Monona silt loam, Monona-Ida silt loams
Soil PI/NCCPI/CSR2:	NCCPI 75.6
CRP Acres/payment:	2.82 acres \$240.51/acre, exp 9/30/2027
Taxes:	\$1933.36
Lease Status:	Open Tenancy for 2024 crop year. Buyer to pay second ½ taxes, receive second ½ income 2023
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No
Brief Legal:	38.02+/- Acres part SE ¼ S8 T10N R14E Cass Co, NE
PIDs:	130151114
Lat/Lon:	40.8441, -95.8613

Tract 2 Description:

Here is a great opportunity to invest in a smaller acre parcel with great upside potential that offers great access and building potential! A paved road provides access to within a stone's throw of the property line on this parcel with Highway 75 only a short drive to the west. This parcel offers a timbered bluff on the far side where a current CRP field lays along the timberline to the west. A majority of this parcel is currently in crop production with a corn APH of 170 bu/acre. The highest point of this tract is located at the north central side and has been historically hayed. Whether you're looking for a place to build your home, hunt, or a tract to invest in, you're not going to miss out on this one!



RANCH & FARM AUCTIONS LLC

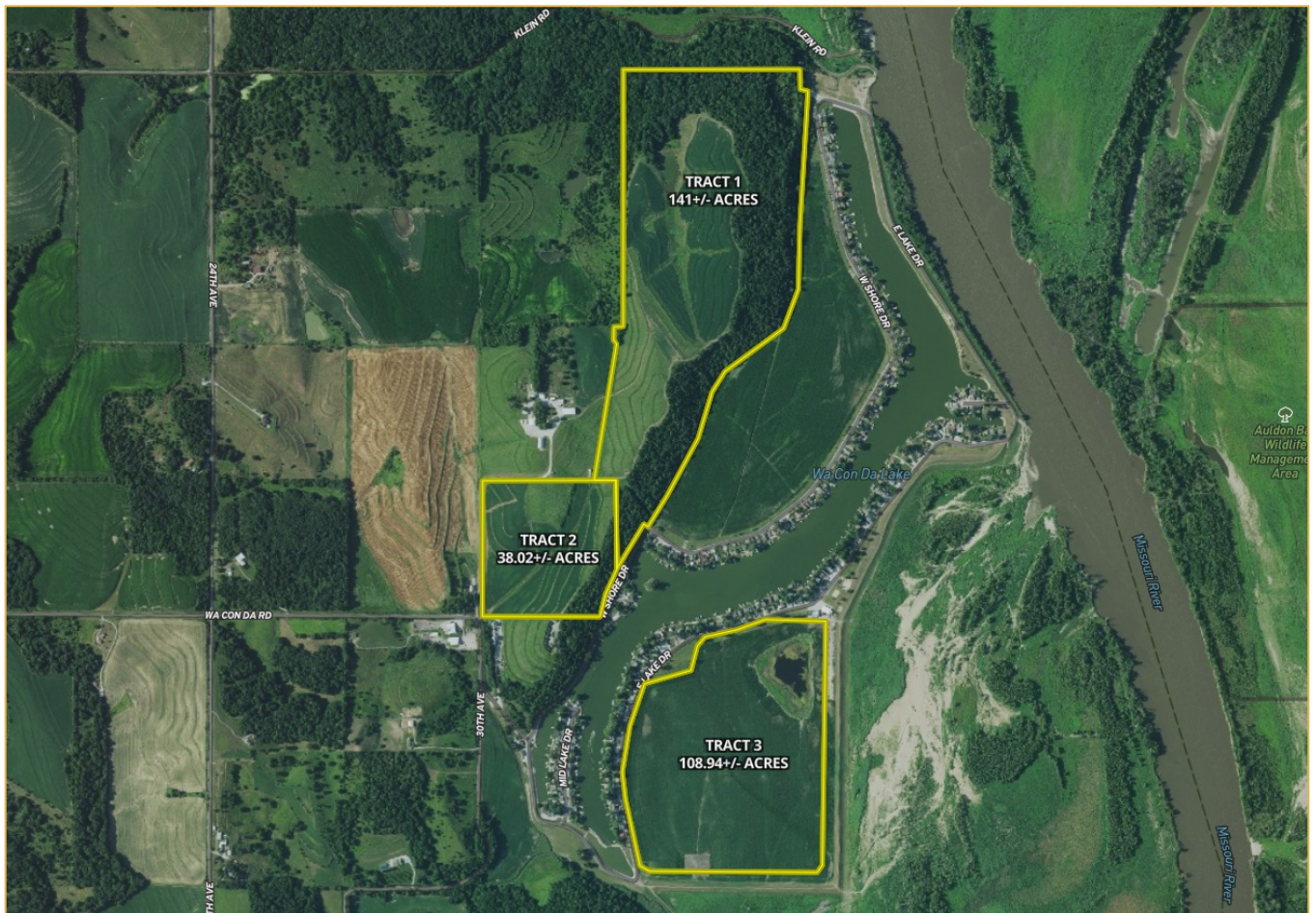
TRACT INFO



Tract #:	Tract 3
Deeded acres:	108.94+/- acres
FSA Farmland Acres:	Estimated 95+/- acres
Soil Types:	Haynie silt loam, Onawa silty clay, Sarpy-Haynie complex
Soil PI/NCCPI/CSR2:	NCCPI 65.9
CRP Acres/payment:	No CRP
Taxes:	Estimated \$8791.00
Lease Status:	Open Tenancy for 2024 crop year.
Buyer to pay second 1/2 taxes, receive second 1/2 income	
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	Yes prior to closing
Brief Legal:	108.94+/- Acres part NE 1/4 S17 and Part NW 1/4 S16 T10N R14E Cass Co, NE
PIDs:	130232521 & 130232343
Lat/Lon:	40.8385, -95.8548

Tract 3 Description:

This tract offers nearly tabletop flat irrigated tillable acres. Roughly 95 of these acres are currently in production and under pivot irrigation. There's great road access to a majority of this parcel along the west and north side. Directly across the road from this farm to the west you'll find WaConDa Lake. If you've been looking to invest in acres that are sure to have a crop, especially during the dry years, this is the one for you! APH 212 bu/acre Corn and 60 Bu/acre soybeans.



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you 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. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, 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.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. 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.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. 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.

Sale Order: By the acre, Buyer's choice

Sale Method: Sells Subject to Seller Acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing subject to 2023 tenancy agreement

Taxes: 2023 taxes split and cash rent split 50/50 buyer and seller;

Tenancy: Farm sells subject to current tenant's rights of possession through the 2023 crop season.

Buyers Premium: NONE

Survey: Complete

Down Payment: 10% due immediately

Seller: Noerrlinger Farms

CRP and Cash Rents: Seller and buyer will split 2022 cash rents

Closing Costs: Split 50/50

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Tracts sold by the acre- The contract will indicate the current acreage, bid per acre, and the high bid will be current acreage times the bid per acre. Once the survey is complete, the final price will be adjusted to the high bid per acre multiplied by the surveyed acre to arrive at final purchase price.