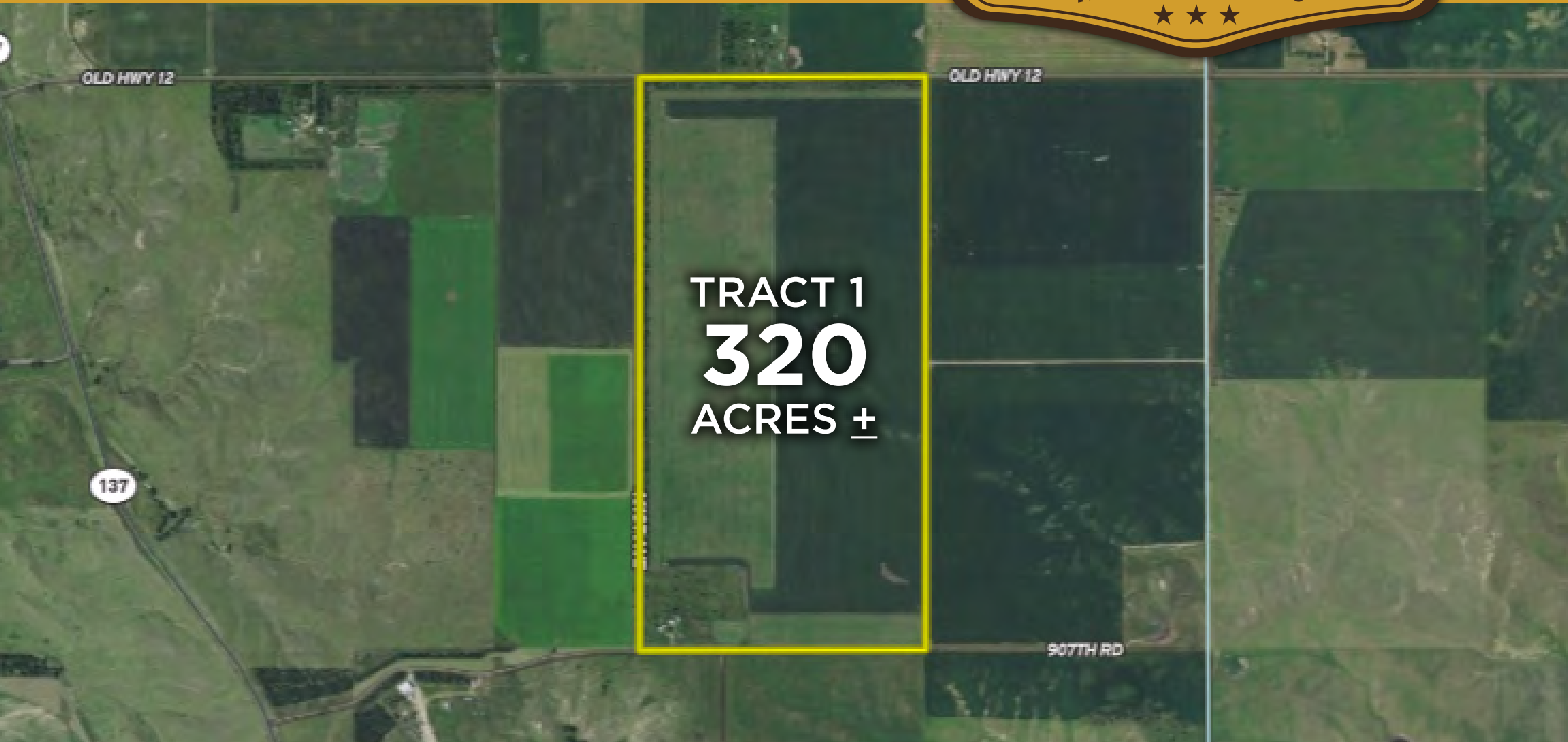


# LAND AUCTION



**320 AC± | 1 TRACT | KEYA PAHA CO, NE**

**AUCTION - SEALED BID ONLY**

FIND DETAILS AT [RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)

**BIDS DUE BY: 6/11/21 | TIME: 5:00 PM CST**

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

**OPEN INSPECTION:** CALL AGENT FOR SHOWINGS

**Open Possession for 2021** on this level laying farm. An older home, outbuildings, farm and hay land, all with great access from 3 sides. Currently there are approximately 114 acres that are in hay production and the remaining 172 acres were corn in 2020. There are a total of 286.33 acres of farmland according to FSA. A mature shelter belt surrounds the crop field along the west and north sides. Quality Class II soils consisting of Brocksburg and Jansen loam are throughout this tract. This farm would be a great addition to any portfolio or would be ideal as a starter farm with home and outbuildings. 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 6/11/21

**RANCH & FARM AUCTIONS, LLC**

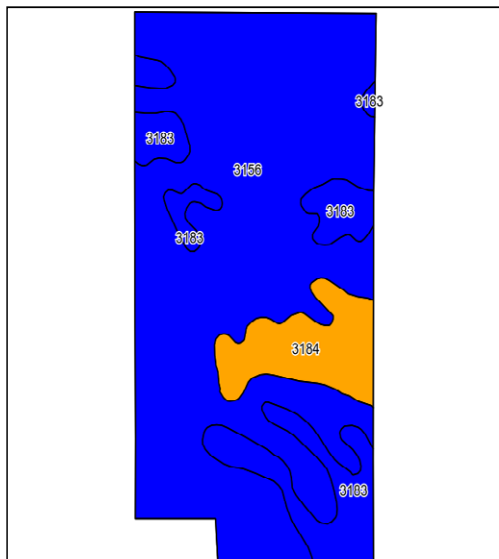
JASON SCHENDT, AGENT: 402.707.4885 | [Jason.Schendt@whitetailproperties.com](mailto:Jason.Schendt@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](https://ranchandfarmauctions.com)**

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTION | Dan Perez, Nebraska Broker for Whitetail Properties Real Estate, LLC, NE Lic # 20100266 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Ronnie Strong, Director, Ranch & Farm Auctions, 573.579.5579 | Jason Schendt, Nebraska Land Specialist, Whitetail Properties Real Estate, LLC, 402.707.4885

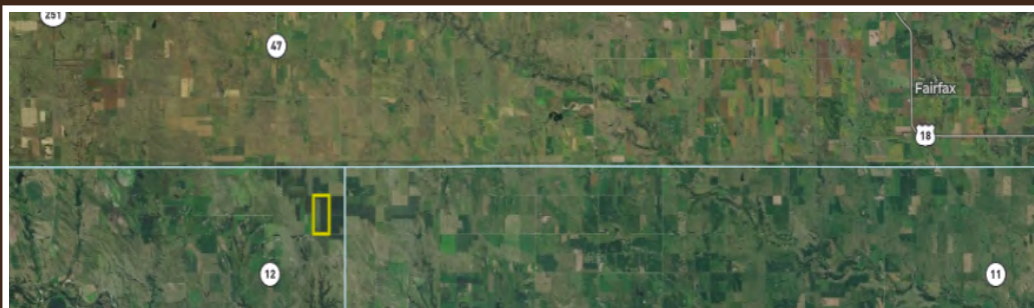
# AUCTION – SEALED BID ONLY

Soils Map



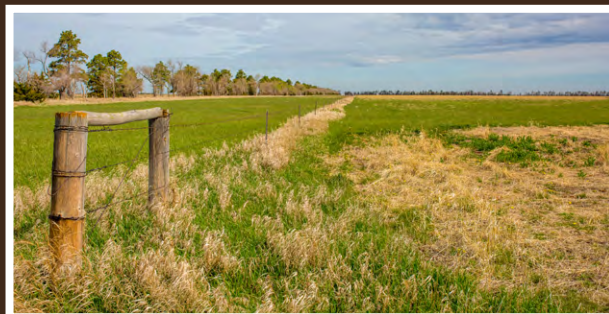
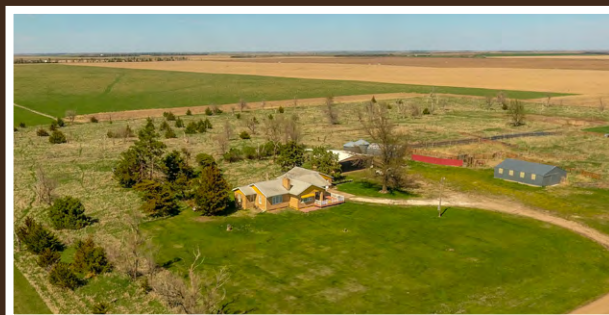
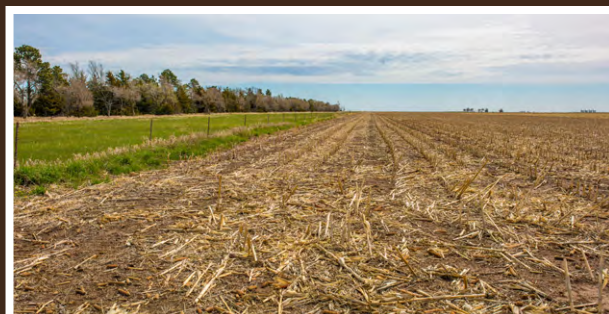
Area Symbol: NE103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Soybeans
3156	Brocksburg loam, 0 to 2 percent slopes	216.70	75.7%		> 6.5ft.	not limited	Well drained	IIIs	IIIs	38	31	31
3183	Jansen loam, 0 to 2 percent slopes	44.50	15.5%		> 6.5ft.	not limited	Well drained	IIIs	IIIs	33	33	26
3184	Jansen loam, 2 to 6 percent slopes	25.13	8.8%		> 6.5ft.	not limited	Well drained	IIIs	IIIs	32	32	25
Weighted Average										*n 36.7	*n 31.4	*n 29.7



**Open Possession for 2021** on this level laying farm. An older home, outbuildings, farm and hay land, all with great access from 3 sides. Currently there are approximately 114 acres that are in hay production and the remaining 172 acres were corn in 2020. There are a total of 286.33 acres of farmland according to FSA. A mature shelter belt surrounds the crop field along the west and north sides. Quality Class II soils consisting of Brocksburg and Jansen loam are throughout this tract. This farm would be a great addition to any portfolio or would be ideal as a starter farm with home and outbuildings. 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 6/11/21.

- Sells with Open Tenancy and Immediate possession for 2021
- Great access off of gravel road on 3 sides
- Nearly perfectly level topography from north to south across entire property
- Good heavy soils ideal for alfalfa or row crop production with 286.33 DCP acres
- Nice high quality hay production from the grass/alfalfa mix acres on the property
- Mature shelter-belt running along the entire north and west sides of property
- Large steel framed aircraft hanger suitable for storing equipment and supplies
- Keya Paha county taxes are some of the most reasonably priced in the entire state adding the ROI potential of this farm.
- Older 3 bed 2 bath farmhouse with attached 2 car garage. Home is in need of updates and some repair. It has been vacant for just over 2 years.
- Located just off the junction of Hwy 12 and Hwy 137, located 15 miles south of Burke, Sd or 12 miles west of Naper, NE



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

## SEALED BID OFFER FORM

### PROPERTY DESCRIPTION

**Section, Township, Range:** W ½ S25 T35N R17W

**County, State:** Keya Paha County, NE

**Parcel ID:** 5200024920

**Acres:** 320

**Owner:** Burkinshaw Trust

**Farm Tenancy:** Open for 2021 crop year. Buyer can take immediate possession

**Bid amount in total dollars. (Not a price per acre bid) \$** \_\_\_\_\_

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 the 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 June 11, 2021**. 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

### 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. Upon seller acceptance, the buyer and seller may enter into a pre-close occupancy agreement for the 2021 crop year. 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 sells free and clear of any leases and buyer can have immediate possession for farming the 2021 crop year.

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