

SAUNDERS COUNTY FARMLAND AUCTION

NOV 8



CUSHMAN &
WAKEFIELD

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COMPANY



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INNOVATIVE. REAL ESTATE. SOLUTIONS.

LISTING #16432

ACRES 120.13
M/L

SAUNDERS COUNTY FARMLAND AUCTION

Saunders County, Nebraska Farmland Auction – Mark your calendar for Tuesday, November, 8th 2022 at 10:00 AM! Peoples Company and the Lund Company are pleased to be representing the sale of 120.13 total acres m/l north of Ashland, Nebraska. The property consists of approximately 117.58 FSA cropland acres of which approximately 60 acres are irrigated through a 2008 7 Tower Zimmatic pivot with the balance of the acres in dryland production. Primary soil types include the productive Gibbon silt loam and Lamo silt loam. Located in a strong farming community, this farm would make for a great add-on unit to an existing farm operation or investment-grade quality land purchase. The farm will be offered via live public auction as one individual tract, with simultaneous online bidding available. The auction will take place at 10:00 AM at the Ashland Golf Club, 16119 US Highway 6, Ashland, Nebraska 68003.

This farm is located along Highway G north of Ashland, Nebraska, and is situated in Section 26 of Marble Township.

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

NOVEMBER
8 **10AM**

AUCTION ADDRESS
ASHLAND GOLF CLUB
16119 US HIGHWAY 6
ASHLAND, NE 68003

DIRECTIONS

From Ashland, NE: Travel north on Highway 66 for 3 miles before turning right and continuing north on Highway 4. Travel north on Highway 4 for 4.5 miles and the farm will be on the north side of the road. Look for auction signs.



CONTACT

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TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	NON-IRR	IRR
8470	Gibbon silt loam	85.17	72.4%	<div></div>	llw	llw
3518	Lamo silty clay loam	17.20	14.6%	<div></div>	llw	llw
8477	GibbonSaltine loams	15.21	12.9%	<div></div>	llw	llw



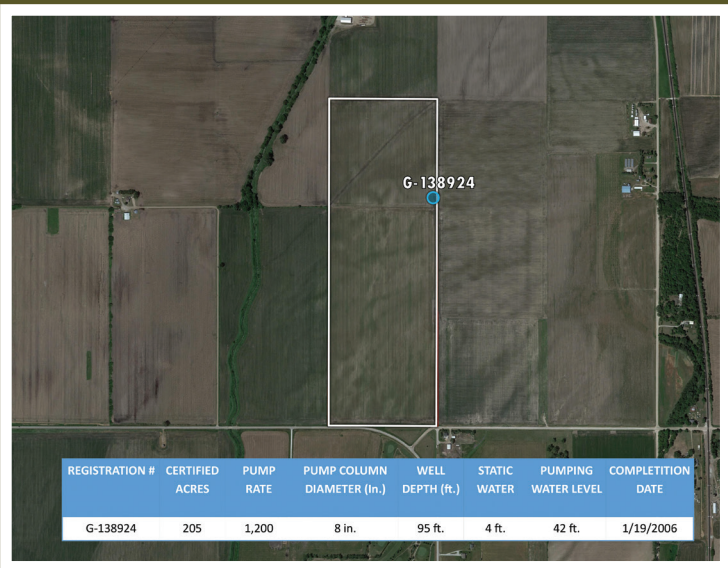
IMPROVEMENTS

Irrigation Pivot: 7 tower – 2008 Zimmatic
2,812 hours

Electric Power Unit: 3 phase – US Motors – 40
Horsepower – Model # BF48A
Serial # K03 82001200-027R-10



WELL INFORMATION



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12119 Stratford Drive
Clive, IA 50325
PeoplesCompany.com
Listing #16432



ONLINE BIDDING

Not able to make it to the live auction but still want to bid?
No problem!

Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

SAUNDERS COUNTY FARMLAND AUCTION

Seller: William Kucera

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: Farm will be offered in one tract. All bids will be on a price per acre amount.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Buyers Premium: Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

Farm Program Information: Farm Program Information is provided by the Saunders County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Saunders County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held with National Title Company.

Closing: Closing will occur on or before Wednesday, December 14, 2022. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is currently leased for the 2022 cropping season, but will be open for the 2023 cropping season.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with National Title Company the required earnest money payment. Sale is not contingent upon Buyer financing.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Title.

SCAN ME

