

Dodge County, Nebraska

LAND AUCTION

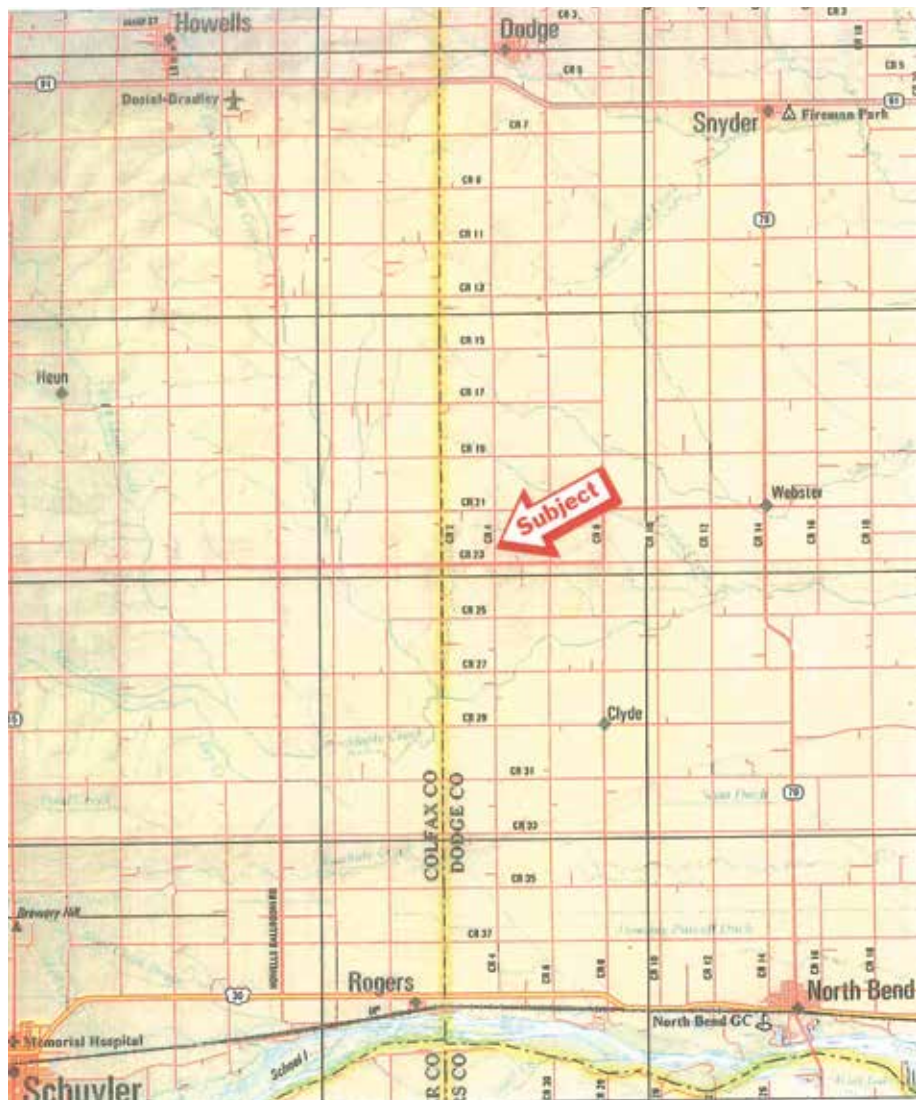
Crop Land

80.00 ACRES

Friday – November 9, 2018 – 10:00 A.M.

North Bend, Nebraska

Auction held at: VFW Hall, North Bend, Nebraska



PROPERTY TAXES: Property taxes for 2018 and all prior years will be paid by the Seller. The Buyer will pay the property taxes for 2019 and thereafter. Real estate taxes are \$4,974.02 for 2017.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record.

SURVEY: A survey of the property will not be provided. If the Buyer chooses to survey the property, it will be at the Buyer's expense.

METHOD OF SALE: The property will be offered as one tract. Bids on the property shall remain open until the Auctioneer announces the property is sold or closes the bidding process. Final Sale is subject to the approval of the Seller.

TERMS: Immediately upon conclusion of the auction, the successful highest bidder (s) will enter into a real estate purchase contract, and deposit with the broker 10% of the bid price as earnest money. All earnest money will be held in the broker's trust account until sale closing or until transferred to a sale closing agent. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. **Sale closing shall be sometime the week of January 2, 2019.** Sale shall **not** be contingent upon Buyer's financing. Please arrange any financing needs with your lender in advance of sale. **Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.**

CONVEYANCE & TITLE: Seller will furnish the successful bidder a Warranty Deed. Seller shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between Seller and Buyer. Any mortgagee policy costs will be charged to the Buyer.

POSSESSION: Full possession will be granted to the Buyer at closing.

AGENCY: AgriSun Land Management, Inc., and Pathfinder Company and their representatives are agents of the Seller.

ANNOUNCEMENTS: Property information provided was obtained from sources deemed reliable; however, the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. **Any announcements made the day of the auction by the Auctioneer will take precedence over any previously printed material or oral statements.** Bidding increments are at the discretion of the Auctioneer.

LOCATION: From North Bend, Nebraska, 8 1/2 miles north on Hwy. 79 (Co. Road "L"), and 5 miles west (Co. Road "2"). From Snyder, Nebraska, 8 1/2 miles south on Hwy. 79 (Co. Road "L"), and 5 miles west (Co. Road "2").

LEGAL DESCRIPTION: The E1/2 SE1/4 of Sec. 30-T19N-R 5 East of the 6th P.M., Dodge County, Nebraska, 80.0 acres.

PROPERTY DESCRIPTION: This is a top-producing dryland farm. The county assessor's records show 77 acres cropland.

SOILS: Nora silty clay loam, Moody silty clay loam, Alcester silty clay loam, and Nora silt loam.

MINERAL RIGHTS: All mineral interests owned by the Seller will be conveyed to the Buyer.

FSA DATA: The Farm Service Agency records indicate conservation practices are being applied.

76.19 Cropland Acres		
Crop	Base	Yield
Corn	25.7 acres	117 bu./acre
Soybean	26.4 acres	48 bu./acre

PLEASE SEE OTHER SIDE FOR AERIAL MAP.

FOR ADDITIONAL INFORMATION CONTACT:



- Real Estate Sales
- Crop Insurance
- Farm Management
- Market Analysis

Tom Sunderman ~ Broker
 P.O. Box 585, Fremont, NE 68026
 Phone/Fax: 402.727.7100
 Cell: 402.720.0138
 Mail@agrisun.com ~ www.agrisun.com



PATHFINDER COMPANY
 Farm Management & Real Estate Services



Roger L. Koertner, General Manager

- Farm Management
- Farm Real Estate Broker
- NE Certified General Appraiser
- Farm Real Estate Auctioneer

1416 East 23rd Street • Fremont, NE 68025

Office: 402-721-5055 • Fax: 402-721-8921 • Cell: 402-720-1196

www.pathfindercompany.com



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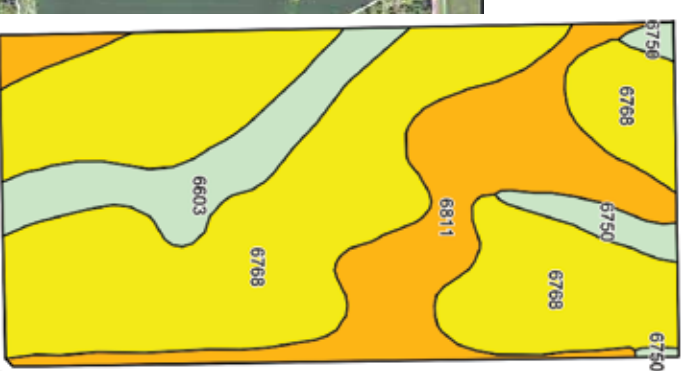
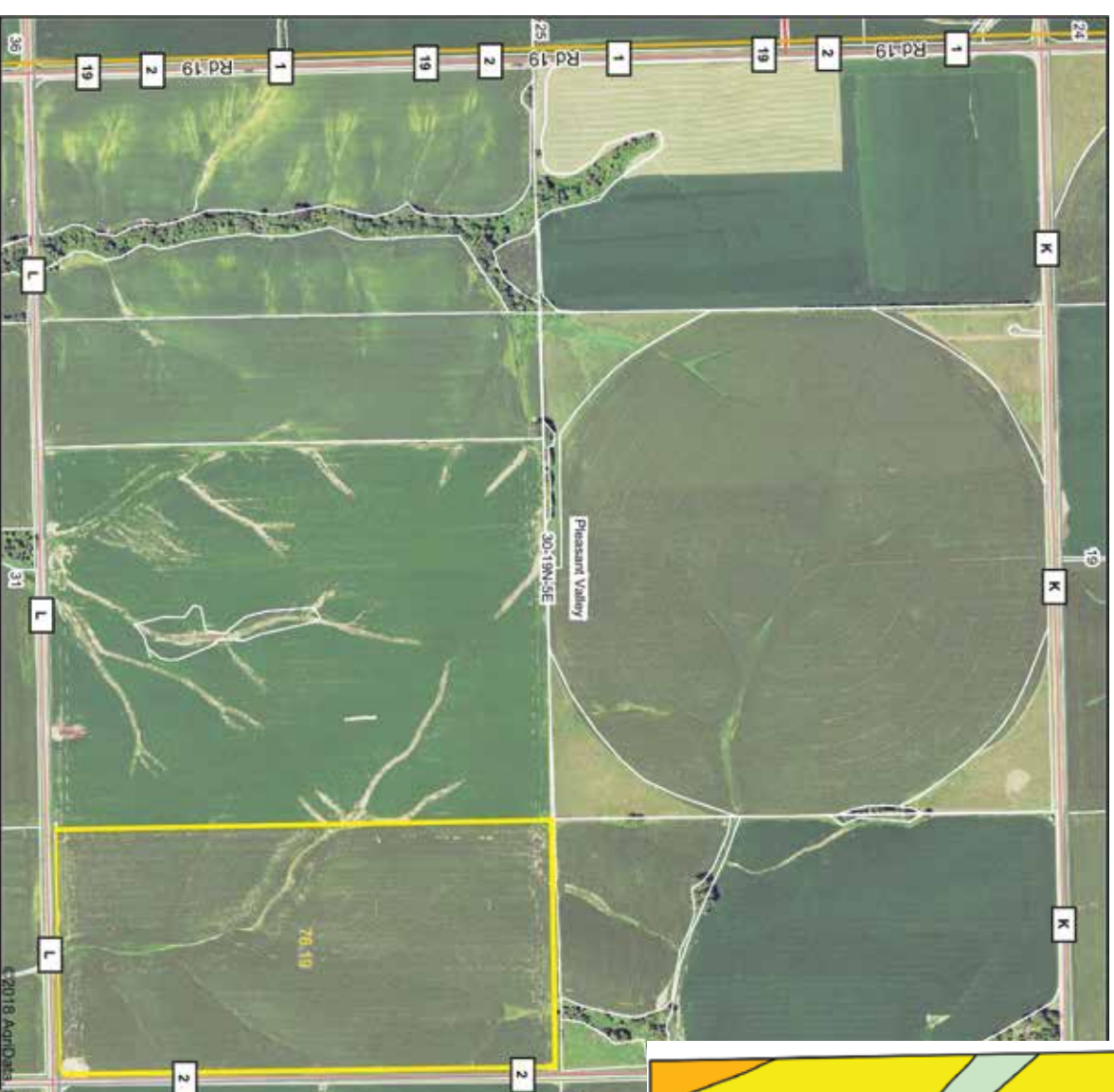
For weather cancellation please refer to the website or call the agents.



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Area	Symbol	NEQ03, Soil Area	Version: 19	Acres	Percent of field	Legend	Non-Irr Class %	SIHQ	Atalka hay	Atalka hay irrigated	Com Corn irrigated	Com Corn non-irrigated	Grain sorghum irrigated	Grain sorghum non-irrigated	Oats	Soybeans	Winter wheat	NCCP Soybeans
6708	Non silty clay loam, 6 to 11 percent eroded	49.07	64.4%		8a	N/A	66	3	5	72	110	60	95	54	27	30	55	
6811	Mucky silty clay loam, 2 to 6 percent slopes	17.20	22.6%		8b	81a	78										74	
6803	Mucky silty clay loam, 2 to 6 percent slopes	7.58	9.9%		8b	81a											71	
6750	Non silty to silty clay loam, 17 percent slopes	2.34	3.1%		N/A												59	
Weighted Average: 89.7 1.9 3.2 46.4 70.8 38.6 61.2 34.8 17.4 19.3 61																		