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FOR MORE INFO!



FOR SALE BY BIDS

40± Acres, Saunders County, Nebraska

Offered in One Tract

BIDS DUE: Thursday, December 5, 2024, by 2:00 PM

Contact Agent for Additional Details!

Highlights:

- Dryland farm acres that come with great potential
- Located two miles south of Yutan, Nebraska
- Full possession for 2025



For additional information, please contact:
Maverick Sukstorf, Agent | (402) 909-3250
MSukstorf@FarmersNational.com

Property Information

Directions to Property:

Two miles south of Highway 92 near Yutan, Nebraska. The farm is located to the south of County Road K and to the east of County Road 6.

Property Description:

Offering 40 +/- acres in Saunders County near Yutan, Nebraska. The farm is just two miles south of Highway 92. All acres are dryland. Productive ground that sits in a great location! Full possession for the 2025 year.

Legal Description:

These acres are currently under one FSA farm number with 34.99 acres to the west. They will be reconstituted by the FSA with the new buyer.

Legal Description:

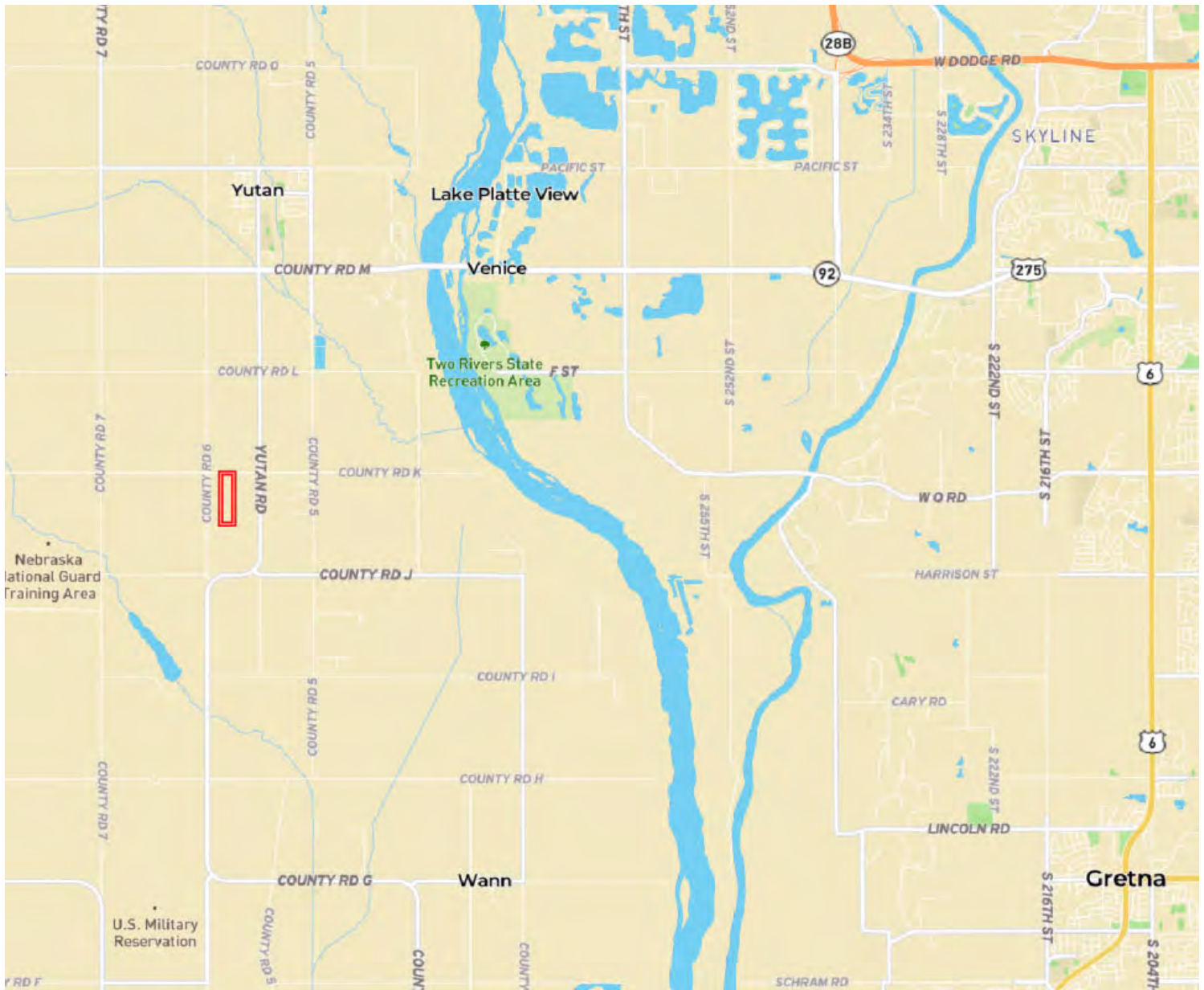
E 1/2 W 1/2 N 1/4, Ex. Pt in NW 1/4 NW 1/4, Sec. 10, Twp 14N, Rge 9E

Taxes:

- \$2,805.00

This is an estimate based off current tax payments for the fully taxed parcel (74.99 acres).

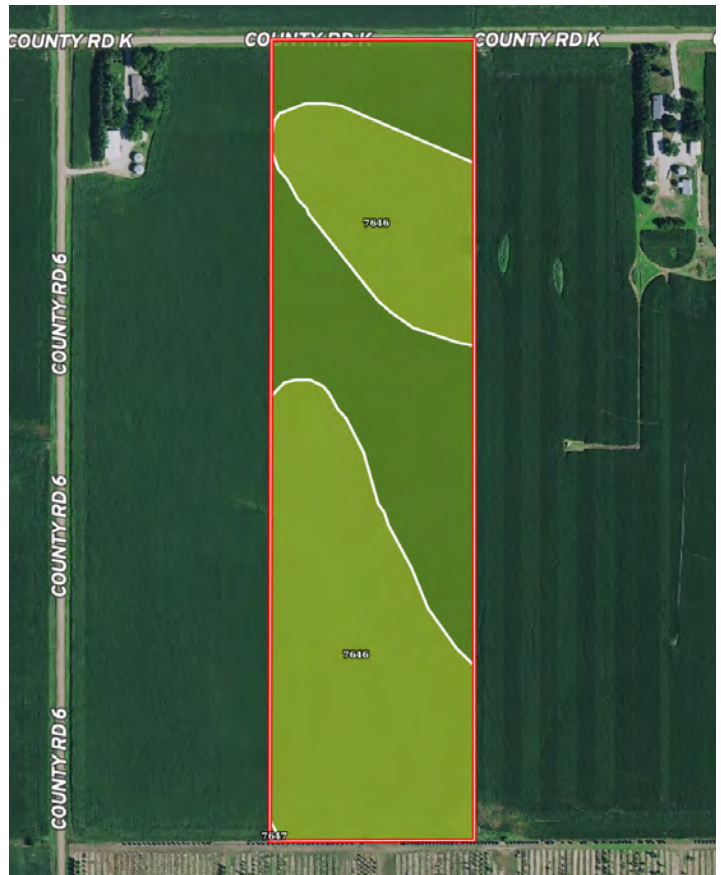
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7646	Yutan, eroded-Judson complex, 6 to 11 percent slopes	24.82	62.02	0	66	3e
7647	Yutan, eroded-Aksarben silty clay loams, 2 to 6 percent slopes	15.2	37.98	0	60	2e
TOTALS		40.02(*)	100%	-	63.72	2.62



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on January 16, 2025, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Midwest Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 16, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Midwest Title.

Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of Maverick Sukstorf (PO Box 136, Cedar Bluffs, Nebraska 68015) up to Thursday, December 5, 2024, at 2:00 PM. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify the bidding requirements at their discretion.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: These 40 acres will be surveyed off of the current tax/deed parcel. Seller will pay for survey cost and will adjust acres for sale accordingly, based on final survey. Current taxes/FSA information being advertised are estimated values only.

Seller: David Roth

