

# Richardson Co, NE 312.26+/- acres

## SALE DAY FLYER

### AUCTION DETAILS

11/21/23 at 10:00 AM CDT

Live And Online

Richardson County Ag Building

1034 4<sup>th</sup> St

Humboldt, NE 68376

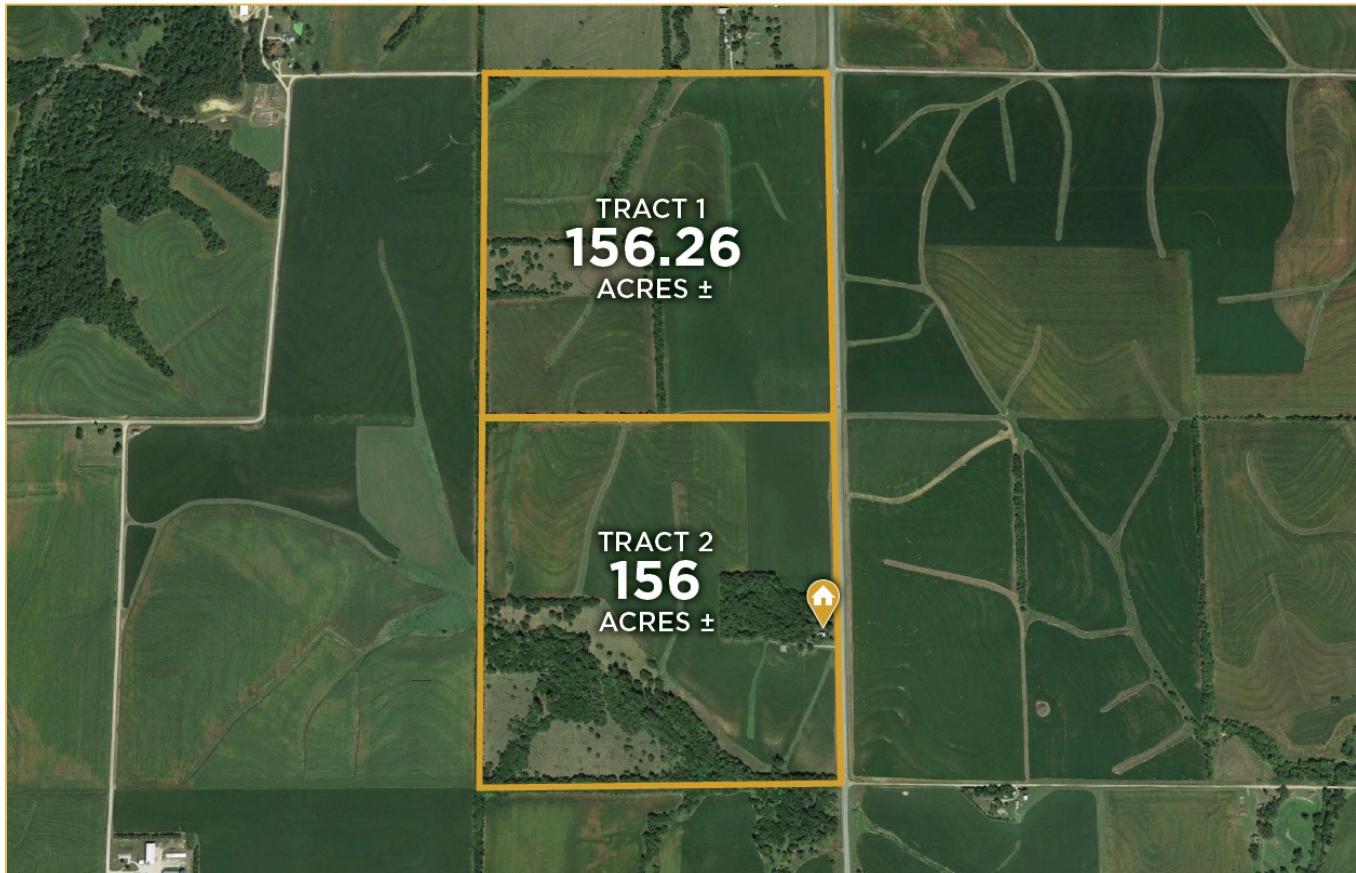
### PROPERTY DETAILS

**Total Acres:** 312.26+/- Acres Offered In 2 Tracts

**Method:** Bid By The Acre/Buyers choice

**Seller:** Karen Kraft by Shari Jaros (POA) & Julie Shepard (POA) and Mary Jane Rupp & Marvin Rupp

**Agent:** Luke Wallace and Doug Waller with MM



#### Entire Farm Description:

Ranch & Farm Auction and Miller Monroe Company are proud to offer a legacy farm with one owner in over 100+ years! Located just 6 miles from Humboldt, Nebraska, and 28 miles from Falls City, this farm offers a unique blend of convenience and seclusion. Adjacent to Highway 75 with easy access from 716 Road as well, it presents an array of opportunities for both seasoned farmers and newcomers to rural living.

This farm features gently rolling tillable acres, providing excellent agricultural opportunity and a promising growing season in 2024. Additionally, you'll find a small block of timber on Tract 2 and a charming pond on Tract 1, enhancing the natural beauty and recreational opportunity. Mature hedgerows envelope roughly half of the farm, adding both character and privacy to the landscape. A 1900s built home, located on Tract 2, has direct access from Highway 75. Furthermore, this property has been honored with the Pioneer Farm Award, signifying its ownership by the same family for over a century, reflecting a rich farming legacy.

The farmland boasts primarily Wymore silty clay loam soils, with open possession available for the 2024 growing season. You have the unique opportunity to begin your farming journey almost immediately.

Embrace the farming lifestyle, own a piece of history, and build your future on this remarkable Nebraska farm. Contact us today to schedule a visit and discover the great opportunities that await you in this historic and productive agricultural haven!



# RANCH & FARM AUCTIONS LLC

## TRACT INFO



Tract #: 1  
Deeded acres: 156.26+/-  
FSA Farmland Acres: 131.76 +/-  
Soil Types: Wymore silty clay loam  
Soil PI/NCCPI/CSR2: NCCPI 59.4  
CRP Acres/payment: 5.87+/- Acres CRP, \$286.80/ac, exp. 9/2025  
Taxes: \$37/ac Estimated  
Lease Status: Expires Feb 28, 2024  
Survey needed?: Yes  
Brief Legal: NE1/4 S28 T3N R14E Richardson County, NE  
PIDs: 74.0003054  
Lat/Lon: 40.1996, -95.8459

### **Tract 1: 156.26+/- acres**

Tract 1 of this farm offers a high percentage of tillable acres and great county road access. The acres are gently rolling topographically, providing excellent agricultural opportunities. The majority of the farm consists of Wymore silty clay loam. This farm is open for the 2024 growing season so you'll have almost immediate access to begin next year's ag plan. Centrally located on the farm you'll find a pond surrounded with mature timber. A hedgerow can be found around the southwest portion of the farm as well as the west edge. This will ensure the utmost seclusion and privacy if you're wanting to set up a place to hunt whitetail. If you're looking to expand your operation with the bonus of recreational acres, you won't want to miss this opportunity!



Tract #: 2  
Deeded acres: 156 +/-  
FSA Farmland Acres: 99.94  
Soil Types: Wymore silty clay loam  
Soil PI/NCCPI/CSR2: NCCPI 59.4  
CRP Acres/payment: 2.3 +/- Acres CRP, \$286.80/ac, exp. 9/2025  
Taxes: \$37/ac Estimated  
Lease Status: Expires Feb 28, 2024  
Survey needed?: Yes  
Brief Legal: SE1/4 S28 T3N R14E Richardson County, NE  
PIDs: 74.0003054  
Lat/Lon: 40.1927, -95.84596

### **Tract 2: 156+/- acres**

Tract 2 boasts highway access, mature timber, production acres, and the added bonus of an acreage with a farmhouse. Located in the southwest corner of the property you'll find a block of mature timber adjacent to the tillable acres. There are numerous options for treestand locations to hunt whitetail as they transition from bedding in the timber to feeding out in the crops. Just off the highway is a previous acreage location with a 1900's built farmhouse with both power and water. Utilize the house to produce rental income or to warm up after a cold late season hunt. The gently rolling tillable acres on this tract will add nicely to your existing farming operation or could be used as rental income on your investment. Whether you're looking for a great recreational farm with income or to add acres to your operation, this is a great opportunity!

Farm received the Pioneer Farm Award due to the farm being owned by the same family for 100+ years





# 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: Buyer's choice by the acre

Sale Method: Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing

Taxes: 2023 taxes paid by seller; 2024 taxes paid by buyer

Tenancy: Farm sells with open tenancy for the 2024.

Buyers Premium: NONE

Survey: Complete

Down Payment: 10% due immediately

Seller: Karen Kraft by Shari Jaros (POA) & Julie Shepard (POA) and Mary Jane Rupp & Marvin Rupp

CRP and Cash Rents: Seller will retain all 2023 cash rents/CRP prorated to date of close

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.