

467 +/- ac. Dundy Co., Nebraska

PUBLIC AUCTION

TUESDAY, SEPTEMBER 12, 2023 11:00 am MT

TRACT 2

PRIME HUNTING OPPORTUNITY!

THE BACKWARD 5 LLC, Seller

Auction Site: American Legion Hall, 710 1st Ave. W., Benkelman, NE

Tract	Legal	Deeded Acres	Tillable Acres	Grass Acres	Corn Base/YLD	Wheat Base/YLD	2022 Taxes
DUNDY COUNTY, NEBRASKA							
							Approx.
1	A tract of land in S/2 of Section 21-1-38 as described in Survey detail	142.68 +/-	93.87	48 approx. acres	114.20/90	15.70/52	\$788.82
2	A tract of land in S/2 of Section 21-1-38 and part of Section 28-1-38 as described in Survey detail	323.70 +/-	43.56	280.14 approx. ac.	114.20/90	15.70/52	\$1729.04

MANNER OF SALE: The real estate will be offered at auction in two individual tracts. The land will be sold to the highest bidder with acceptance of bid by the Seller's. Auction procedure and increments of bidding are at the discretion of the Auctioneer. No online bidding.

TERMS: 15% down day of sale with the balance to be due on or before October 12, 2023, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be due in certified funds at closing. All funds will be held by the Closing Agent in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction. ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

FSA CROP INFORMATION: Purchasers are responsible to enter into the FSA program, if desired. The cropland is currently registered with the Dundy County, Nebraska FSA office.

CROPS: Any growing crops shall be the property of the Tenant. Tract 1: 64.28 acres are planted to Milo, 29.29 acres will be planted to wheat this Fall 2023. Tract 2: 43.56 acres are planted to Millet.

REAL ESTATE TAXES: Seller is responsible for 2023 taxes and prior years. 2024 and subsequent years are the responsibility of the Purchaser(s).

MINERAL RIGHTS: All of Seller's mineral interests transfer with the sale of this property.

EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not.

SURVEY: A survey has been completed prior to Auction and has been recorded. Copies of the survey will be available day of auction and by earlier request from Auction & Real Estate by Western, LLC.

CLOSING: The date of closing shall be on or before October 12, 2023. Southwest Title Company shall serve as escrow & closing agent. Closing location and time shall be at the discretion of the Auction Company and Closing Agent. Closing agent fees shall be shared equally between Purchasers & Seller.

POSSESSION: Possession shall transfer on approx. 90 acres, in Tract 2, at closing on dedicated hunting acres. Acres planted to wheat shall transfer to the Purchaser following 2024 Wheat Harvest, no later than August 1, 2024. Other dryland acres shall transfer to Purchaser following harvest of Millet and Milo crops, no later than December 1, 2023. Grassland acres transfer the end of the grazing season 2023.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchasers in the amount of the purchase price with the premium to be paid one-half by Purchaser(s) and one-half by Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidders will be required to enter into a real estate purchase agreement immediately following the auction. Copies of the contract will be available from Auction & Real Estate by Western, LLC prior to sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Auction & Real Estate by Western, LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Auction & Real Estate by Western, LLC and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. Announcements made day of sale shall take precedence over any printed material or prior representations. All information herein is believed to be correct. Auction & Real Estate by Western, LLC make no warranties or guarantees either expressed or implied.

ATTENTION BUYERS: HUNTING AT IT'S FINEST...and excellent grass and cropland too! This Republican River Hunting and Farming opportunity is one of a kind in Southwest Nebraska, located just a few miles west of Benkelman, NE. Two Tracts totaling 446.38 acres will be offered at public auction. This property offers excellent opportunities for the outdoor enthusiast, farmer and rancher!

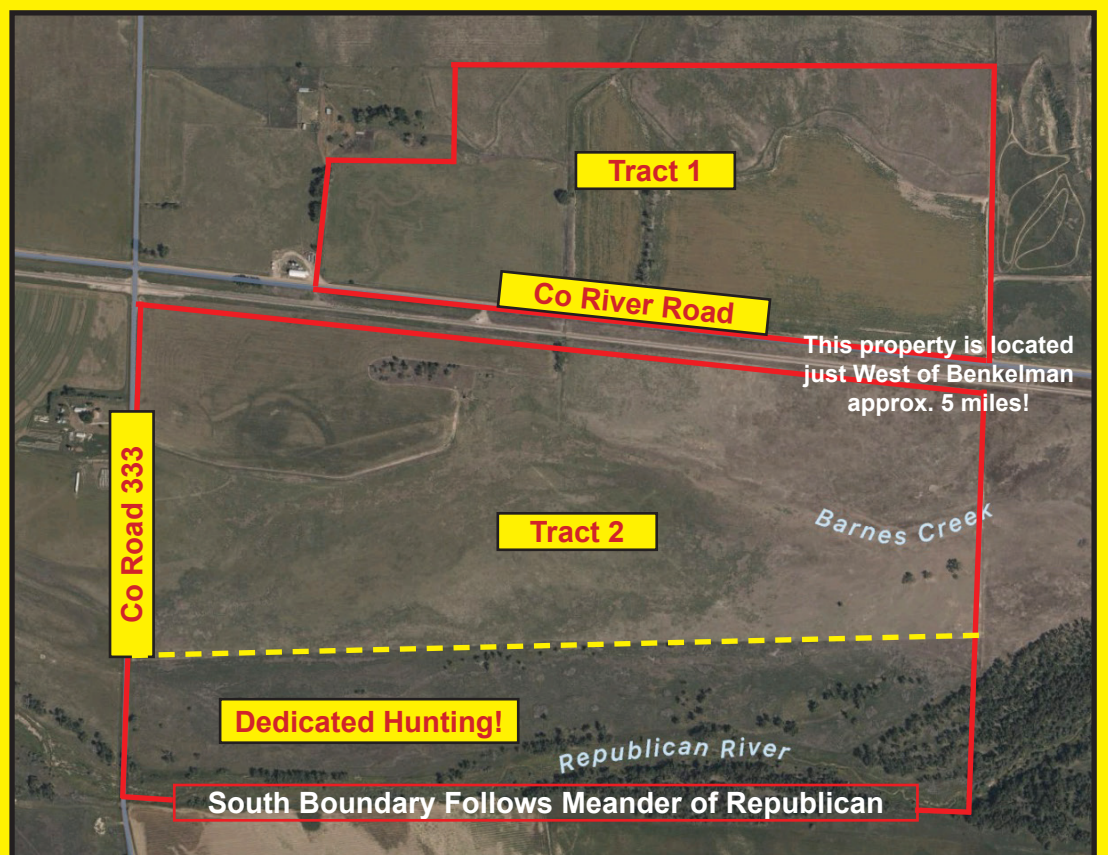
Tract 1: An excellent chance at 93.87 acres of excellent tillable dryland and the balance in grassland with one of the best views available to build a new home!

Tract 2: One of the greatest opportunities with 323.70 total acres of Republican riverbottom ground, grass, and dryland with a great wildlife that has been carefully managed by being fenced out of the grazing acres (approx 90 ac. dedicated for hunting!) for optimal hunting circumstances for Whitetail, Mule Deer, ducks, geese, turkeys and even the occasional Elk!

Plan to attend this auction - this property has been in the Preston Family - The Backward 5 LLC, for many years is available to you at public auction for your chance to own some of the most beautiful views, Southwestern Nebraska wildlife, grassland and dryland with a great location that Nebraska has to offer!



TRACT 1



This property is located just West of Benkelman approx. 5 miles!

South Boundary Follows Meander of Republican

This map is for visual aid only, lines are not exact. Survey of record determines the boundaries.



Auction & Real Estate, LLC

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"From Concept to Completion!"

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Licensed in Nebraska, Kansas and Colorado

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