

LAND FOR SALE

**80 ACRES IN CUMING COUNTY, NEBRASKA
SEALED BIDS DUE JANUARY 5, 2023**



SELLERS: Boyd O. Beune and Jeanette A. Beune, Trustees of the Boyd O. Beune and Jeanette A. Beune Joint Trust Agreement dated April 21, 1999.

LEGAL DESCRIPTION: The S1/2 SE1/4 of Section 27, Township 22 North, Range 4, East of the 6th P.M., Cuming County, Nebraska.

LOCATION: From Wisner, .5 miles southwest on South 13th Street; continue onto 6th Road for 9.6 miles until reaching H Road; turn right onto H Road for 1 mile and you will arrive at the Southeast corner of the property.

Taxes (80.00 Acres): 2021 - \$3,925.22

FSA INFORMATION: Tract #7840: Farmland 78.45; Cropland 78.45; DCP Cropland 148.3; Base Acreage, Wheat – .7 acres, Soybeans – 16.30; Grain Sorghum – 14.20; Corn – 41.90; total base acres – 73.10; Corn PLC yield – 161; Soybeans - PLC yield – 46; Grain Sorghum – 56; Wheat – 24; HEL – conservation system is being actively applied; Wetlands determinations not complete; wetlands violations - none.

TERMS OF SALE: Terms: The Property will be sold by a sealed bid process run by the Broker. Bids will be on one tract and will be delivered to my office on or before January 5, 2022 at 5:00 p.m. to 137 S. Main St., Suite 2, West Point, NE 68788. The amount of any bids will not be disclosed to anyone prior to the deadline. Seller may choose to accept the high bid or, if the Seller determines the bids are close enough to each other to warrant further inquiry, direct the Broker to contact all or some unsuccessful bidders to determine whether the unsuccessful bidders desire to raise their bid. If a contacted unsuccessful bidder desires to increase the bid, Broker will schedule an invitation only auction by in-person or telephonic means between the high bidder and those contacted bidders that desire to place a higher bid. In the event such auction occurs by telephonic means, the identity of the bidders will not be disclosed except that the identity of the unsuccessful second-place bidder will be disclosed to the winning bidder. If such auction occurs in-person, Broker will allow authorized persons to bid on behalf of any prospective buyer who desires that the identity of the buyer remain confidential. The auction will continue until all persons that have expressed interest in the real estate have failed to increase the bid. The highest bid in existence will then be deemed the successful bid and the bidder that placed the highest bid will be deemed the successful bidder. Seller has the right to reject all bids. A down payment of 10% of the purchase price is required on the date of acceptance of bid with the balance at closing. Closing to occur within 60 days of the conclusion of the auction. Seller shall pay real all estate taxes assessed for the year 2022 and all prior years, and, Buyer shall pay all real estate taxes for the year 2022 and thereafter. If 2021 taxes have not yet been assessed, the amount of 2021 taxes shall be credited to Buyer at closing. All special assessments assessed prior to the date of execution of the Purchase Agreement, if any, shall be paid by Seller. All special assessments assessed following the date of execution of the Purchase Agreement will be paid by Buyer. Risk of loss remains with Seller until the date of closing. Title insurance shall be paid as follows: Owner's policy one-half by Seller and one-half by Buyer. Lender's policy and any endorsements by Buyer. The Property is sold "as is" without warranties. Complete terms of the Purchase Agreement will be controlling and have precedent over publications and all other communications.

SOIL INFORMATION: Belfore, 0 to 2 percent slopes – 15.77 acres (Class 1); Moody, 2 to 6 percent slopes – 19.34 acres (Class 2e); Alcester, 2 to 6 percent slopes – 8.41 acres (Class 2e); Nora, 6 to 11 percent slopes – 18.49 acres (Class 3e); Nora, 6 to 11 percent slopes – 15.49 acres (Class 3e); Moody, 6 to 11 percent slopes – 1.3 acres (Class 3e); Moody, 6 to 11 percent slopes - .32 acres (3e); Crofton, 6 to 11 percent slopes - .62 acres (Class 4e). Average capability rating – 2.26.

CONTACT: Logan J. Hoyt, Broker at Hoyt Real Estate, LLC, (402) 380-2729 to request the Purchase Agreement, request additional information, or place a bid.

FOR MORE INFORMATION, VISIT: www.hoytfarmland.com

HOYT REAL ESTATE, LLC

Logan J. Hoyt, Broker
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