

◆ NEMAHA COUNTY LAND AUCTION ◆



11717 M Circle, Omaha, NE 68137
www.Hertz.ag ◆ 402-697-7500 ◆ ScottH@Hertz.ag (Email)

548.03 Acres, m/l – March 29, 2022 @ 10:00 A.M.

Virtual Live Auction – Online Only

SELLER:
AUGUSTA STOCKER CHARITABLE TRUST

AUCTION METHOD & TERMS OF SALE

1. All bidding is open and public. Beneficiaries of the Trust have the same right to bid on the property just as any other bidder at this public auction. Registered bidders may be bidding through the Hertz website, through the Hertz app, or for those with inadequate technology, by phone with the assistance of a Hertz staff member.
2. This land is being offered as five parcels. Parcels 1 – 5 will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all of parcels 1 – 5 are matched with a high bidder and price.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price for each parcel will be calculated by multiplying the per acre bid amount times the number of acres detailed in the auction brochure.
4. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, **YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION**, so be certain you have completed your due diligence on the property prior to bidding.
5. Minimum bid increments are at the discretion of the auctioneer throughout the auction.
6. The successful bidder(s) will be required to execute a Real Estate Sales Agreement at the conclusion of the auction.
7. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the auction method and the terms and conditions of sale at this auction.
8. The successful bidder(s) will provide a 10% cash down payment at the close of the auction upon signing a Real Estate Sales Agreement. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to *Midwest Title* in Omaha, NE, or given by physical check to Sale Agent, Scott Henrichsen.
9. The sale is subject to confirmation and acceptance of the final bid prices by the Seller.
10. Closing will take place on or before May 5, 2022, or as soon thereafter as applicable closing documents are completed.
11. At the time of closing, the Seller will provide a deed and an owner's title insurance policy in the amount of the purchase price. The cost of the title insurance shall be split evenly between the Seller and Buyer(s).
12. Full possession of this land will be given at closing. The Buyer(s) will have full farming rights for the 2022 crop year.

13. Real Estate Taxes will be prorated to December 31, 2021. Any taxes attributable to and including the day of closing shall be the responsibility of the Seller, while any taxes attributable to January 1, 2022, or after, shall be the responsibility of the Buyer(s). Any closing credits related to the Seller's tax responsibility shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for the tax payments thereafter.
 14. Following the 2021 harvest, the previous tenant applied anhydrous to Parcels 1 and 5, and performed fall tillage to Parcels 1, 3, 4, and 5. Reimbursement will be handled between the Seller and the 2021 tenant, and the Buyer(s) of these parcels will not be responsible for said reimbursements. Note: Neither Seller nor Seller's Agent have knowledge of any anhydrous or dry fertilizer being applied, or fall tillage work being completed, to Parcel 2.
 15. Mineral rights owned by the Seller, if any, will be transferred to the Buyer(s) at closing.
 16. No survey will be provided for this land. You will be bidding and closing based on the existing legal descriptions and acreage totals as described per parcel in the auction brochure.
 17. Your bidding at this auction is based solely upon your inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quantity or quality, physical or environmental condition. Neither the Seller nor the Auction Company are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Purchase Agreement, each of which is available for your review. It is the responsibility of each bidder to become familiar with this information.
 18. Hertz Farm Management, its auctioneer, and its representatives are agents of the Seller.
 19. All real estate is sold subject to all other terms and conditions set forth in the Sales Agreement.
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Thanks very much for your interest in this auction!

Please contact Sale Agent, Scott Henrichsen, with *Hertz Farm Management* if you have any questions.

IMPORTANT PHONE NUMBERS

Property #'s: 402-697-7500

Bidding #'s: 515-686-0911

or

800-593-5263

Request Break: 515-686-0921