

# ◆ ANTELOPE COUNTY LAND AUCTION ◆

100 N. 34th St., Ste. A, Norfolk, NE 68701-7700  
www.Hertz.ag ◆ 402-371-9336 ◆ ScottA@Hertz.Ag



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***159.26 Acres, m/l – February 26, 2025 @ 10:00 AM***

Virtual Live – Online Only

## **SELLERS**

***LEONARD E. WOSTREL FAMILY TRUST***

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### **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, by phone with the assistance of a Hertz staff member.
2. This land is being offered as a single tract of land.
3. All bidding will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per 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. 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.
7. The successful bidder will be required to execute a Real Estate Sales Agreement at the conclusion of the auction. As successful buyer, within 24 hours of contract signing, your 10% down payment will need to either be wire transferred from your bank to the trust account of *Stewart Title Company* or given by physical check to Sale Manager, Scott Arens.
8. The sale is subject to confirmation and acceptance of the final bid prices by the Seller(s). Seller(s) reserves the right to refuse any and all bids, but it is their full intentions of selling the farm today.
9. Closing will take place on or before April 1, 2025, or as soon thereafter as applicable closing documents are completed. If there are any escrow closing fees, they will be shared evenly between the Buyer and Seller.
10. The Seller(s) will provide a deed and an owner's title insurance policy in the amount of the purchase price.
11. Full possession of the farmland will be granted at closing. Buyer(s) will have full farming rights for the 2025 crop year.
12. There are easements on the property for a main Natural Gas pipeline, and service pipelines with meters coming off the main to service adjoining landowners. At time of transfer, Buyer acknowledges and is buying subject to, an additional easement, to the benefit of the Seller, for the current service pipeline running to seller's adjoining property which they are retaining. Contact agent for additional details.

\* ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. \*

13. The Zimmatic 7-tower center pivot and motor are part of the sale today and will be sold on an “AS IS, WHERE IS, With all Faults” basis. The fertilizer tank belongs to the previous tenant and will be removed prior to closing.
14. The farm does have some tile and a variable speed lift station in the NW part of the property. Contact agent for additional details.
15. Farm contains land enrolled under a Conservation Reserve Program (CRP) contract, which will be assigned to the Buyer(s) at closing. The Buyer(s) will assume all rights, responsibilities and legal obligations for this contract, including any fees or penalties assessed thereunder should they wish to remove land from the program. CRP payments will be prorated to date of closing, with Buyer(s) receiving all CRP payments thereafter.
16. Real Estate Taxes will be prorated to Closing. Any closing credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer(s) will be responsible for all real estate tax payments thereafter.
17. Any mineral rights owned by the Seller(s) will be transferred to the Buyer(s) at closing.
18. Property was surveyed at Sellers expense prior to this auction.
19. 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(s) 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 auction brochure and the Purchase Agreement, each of which is available for your review, for any applicable disclaimers and disclosures. It is the responsibility of each bidder to become familiar with this information.
20. Hertz Farm Management, its auctioneer, and its representatives are agents of the Seller.
21. All real estate is sold subject to all other terms and conditions set forth in the Real Estate Sales Agreement.

**Thanks very much for your interest in this auction!**  
**Please contact Sale Managers, Jason Zabka or Scott Arens, with *Hertz Farm Management***  
**if you have any questions.**

**IMPORTANT PHONE NUMBERS**

**Property #'s: 402-371-9336**

**Bidding #'s: 515-686-0911**

or

**800-593-5263**

**Request Break: 515-686-0921**