

69.95 +/- Acres in Hamilton County, Nebraska
Selling At
UNRESERVED ONLINE AUCTION
Selling in one tract
Date: Friday January 14th, 2022 at 12:00 p.m.

Seller: Heritage Bank, Trustee of the Read Farm Revocable Trust

Heritage Bank, Trustee, will be taking phone calls to assist buyers with registering to bid and for additional information. Please call the Heritage Bank Trust Department at 402-694-3136.

Trust Officers:

Sam Moyer	sam@bankonheritage.com	Extension 1000	Cell: 402-694-1455
Steve Arnett	arnettst@bankonheritage.com	Extension 1014	Cell: 308-390-0940

The Heritage Bank Trust Department will accept bids from all registered bidders. Additional information on the farm and how to become a registered bidder will be updated at the following website. This web address is also the location for the link to bid.

www.bankonheritage.com/farmsale

Bidding opens Wednesday January 5th, and concludes Friday January 14th, at 12:00 p.m.

The bidding increments will be \$100 per acre. The final sale price will be calculated on a per acre basis times the highest bid received on the tract. The bidding will start at \$5,000 per acre.

BIDDING PROCESS: You may place bids on this farm for 10 days beginning January 5th, 2022, and ending January 14th, 2022, at 12 p.m. Every time a bid is placed the new amount will be shared with all bidders. No one except Heritage Bank Trust Department will know who is bidding. If a higher bid is received within 5 minutes of the scheduled ending time, the bidding period is automatically extended for 5 more minutes. The extension process will continue until there is a 5-minute period where no bids are placed.

We will do our best to receive bids from any and all bidders. We will communicate as well as possible, especially at the end of the auction period when many bidders are updating and increasing bids. There is the possibility that your bid could be missed. The Seller and Heritage Bank shall not be liable for missing any bid. Seller and Heritage Bank also retain the right to refuse any bids.

Terms: The successful Buyer will be required to enter into a written purchase agreement immediately after the sale. Winning bidder will write a check for \$100,000 for the earnest money deposit. The earnest deposit can be made by a cashier's check or wire transfer. The balance will be due at closing on or before February 1st, 2022. The Buyer will receive full possession on March 1, 2022. Title insurance and closing costs will be split 50/50 between the Buyer and Seller. The Seller will pay the 2021 real estate taxes, and the Buyer will pay 2022 real estate taxes. Closing will be handled by the Trust's legal counsel at the Aurora office, and said counsel shall give the Buyer a deed and give the Seller the cash. The property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement will be emailed and to be signed by the Seller and Buyer after the auction. This is the sole and controlling document of this sale and supersedes all terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction.

Registration: Do not wait until the last day of the auction to register to bid online. All bidders must be approved to bid. Register at least 24 hours prior to the auction day or call 402-694-3136 for assistance.

2021 Real Estate Taxes: \$3,937.58

General Description:

The parcel contains 69.95 +/- acres. The farm is located 5 miles north of Aurora on Highway 14, and then 2¼ miles west on Road 18. Access is at the one-mile line. Approximately 55 acres is assessed as gravity irrigated, and an additional 15 acres is grass or wetland. PLC base of 63.90 acres and the PLC Yield is 167.

The column and bowl assembly in the well were replaced in 2017 (800 gpm @ 40 psi), and a refurbished gearhead was installed.

Additional information can be found on the Nebraska Department of Natural Resources website.

An easement road can be found on the west side of the shelter belt boarding the gravel road that allows access to the farm to the south.

Title Services: First Securities, Aurora, Nebraska

Location Map of Tract



69.95 ACRE PARCEL

Land Location: From the intersection of HWY 14 and HWY 34 in Aurora, NE this parcel is located North 5 miles and West 2.5 miles with an entrance off of West 18 Road.

Legal Description: The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seven (7), Township Eleven (11) North, Range Six (6) West of the 6th P.M., Hamilton County, NE EXCEPT a tract of land comprising a part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section Seven (7), Township Eleven (11) North, Range Six (6) West of the 6th P.M., Hamilton County, Nebraska containing approximately 10.1 acres (as described more fully below in the driveway easement).

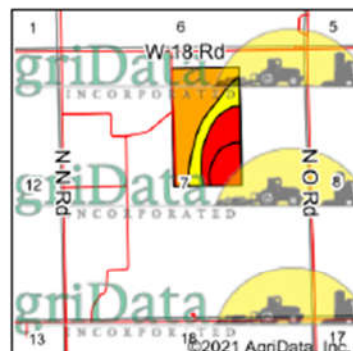
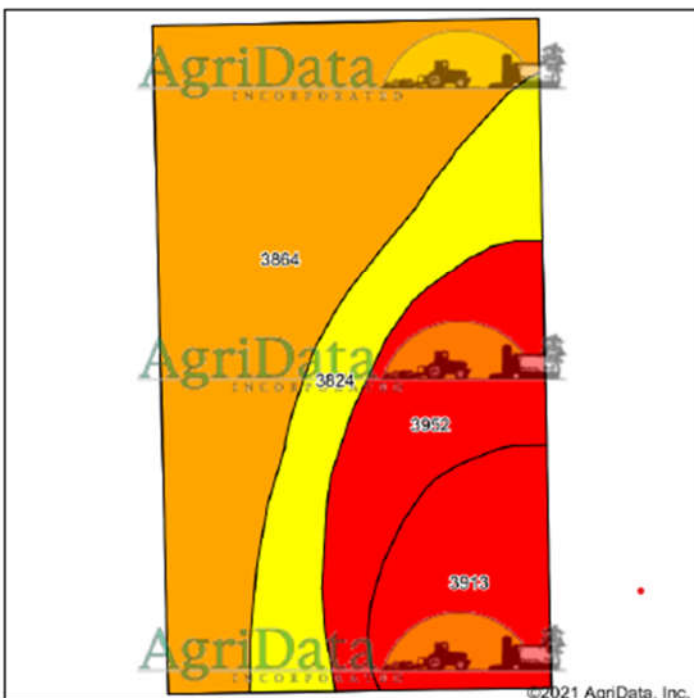
A perpetual easement for a driveway for ingress and egress on the following described real estate:

The West Twenty-five (25) feet of a tract of land comprising a part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Seven (7), Township Eleven (11) North, Range Six (6) West of the 6th P.M., Hamilton County, Nebraska. More particularly described as follows: Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); thence N 89°40'37" E on and upon the north line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of One Thousand Three Hundred Twenty Five and Eighty Two Hundredths (1,325.82) feet to the northeast corner of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); thence S 01°07'09" E on and upon the east line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of Three Hundred Thirty One and Ninety Hundredths (331.90) feet to a point; thence S 89°40'37" W and parallel with the north line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of One Thousand Three Hundred Twenty Five and Fifty Seven Hundredths (1,325.57) feet to a point on the west line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); thence N 01°19'45" W on and upon the west line of said Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of Three Hundred Thirty One and Ninety Hundredths (331.90) feet to the Point of Beginning. Said tract contains 10.100 acres more or less of which 1.004 acres are County Road right-of-way.

This Easement is limited to use by Grantee as a driveway and can be used by Grantee for no other purpose. Any damage caused by Grantee in using such Easement will be returned to its prior condition by Grantee at Grantee's cost.

This Easement shall be binding upon the heirs, personal representatives, assigns and successors of the parties and will run with the land.

Soils Map



State: **Nebraska**
 County: **Hamilton**
 Location: **7-11N-6W**
 Township: **Precinct 6**
 Acres: **69.95**
 Date: **11/22/2021**

Map Provided By: **surety**
 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2021 www.Agridata.com



Soils data provided by USDA and NRCS.

Area Symbol: NE081, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	Range Production (lbs/acre/yr)	SRPG	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Soybeans Irrigated Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NC Sm Gr
3864	Hastings silt loam, 0 to 1 percent slopes	34.54	49.4%		Iw	Iw	3953	74							69	65	
3952	Fillmore silt loam, frequently ponded	12.92	18.5%		IIIw	IVw	3370	31							44	44	
3824	Crete silt loam, 0 to 1 percent slopes	12.41	17.7%		IIs	IIs	3240	67							64	58	
3913	Scott silty clay loam, drained, frequently ponded	10.08	14.4%		IIIw	IIIw	2200	19	30	99	55	95	18	25	60	53	
Weighted Average					1.84	2.02	3466.2	56.9	4.3	14.3	7.9	13.7	2.6	3.6	*n 62.2	*n 58.2	*n

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade

