

Omaha/ Lincoln Area

# FARMLAND AUCTION

Auction Held at the Waverly Community Center - Waverly, NE

Thursday, December 15 • 6pm

Cass County  
Elmwood, Nebraska

**163.5±**  
acres

Offered in 3 Tracts  
or Combinations

**SCHRADER** THE ORIGINAL MULTI-TRACT AUCTIONS

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

DECEMBER



**AUCTION MANAGER:**

Jess Nighswonger • 303.362.3285 #20220209 (Real Estate)  
Schrader Auction Company, Inc.

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Farm Equipment  
Will Sell the Next  
Day on December 16  
at 11:00 am!

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- 138.5 Tillable Acres Per FSA
- Potential Building Sites
- Power on Tract 2
- Tracts Ranging from 16-130± Acres
- 30 Miles from Omaha & Lincoln

ONLINE BIDDING AVAILABLE

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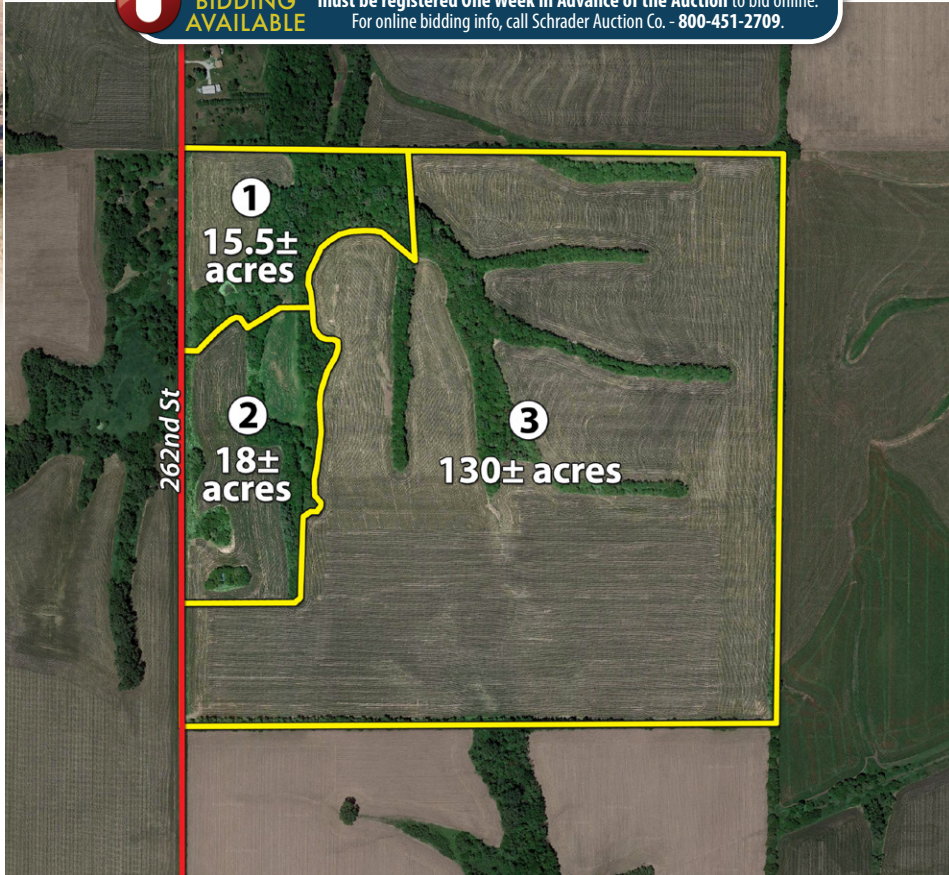


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# Omaha/Lincoln Area FARMLAND AUCTION

Auction Held at the Waverly Community Center - Waverly, NE

**ONLINE BIDDING AVAILABLE** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding info, call Schrader Auction Co. - 800-451-2709.



**Farm Equipment Will Sell the Next Day on December 16 at 11:00am!**

*The Cass County farm offers a great mix of tillable land & woods creating a unique opportunity for bidders to come bid their price on the land type that best suits their desires. Tracts 1 & 2 contain a gentle rolling topography & woods creating for beautiful potential building sites while Tract 3 is nearly all tillable making it a great tract of land to add to a current farming operation. Don't miss this diversified land offering in Eastern Nebraska!*



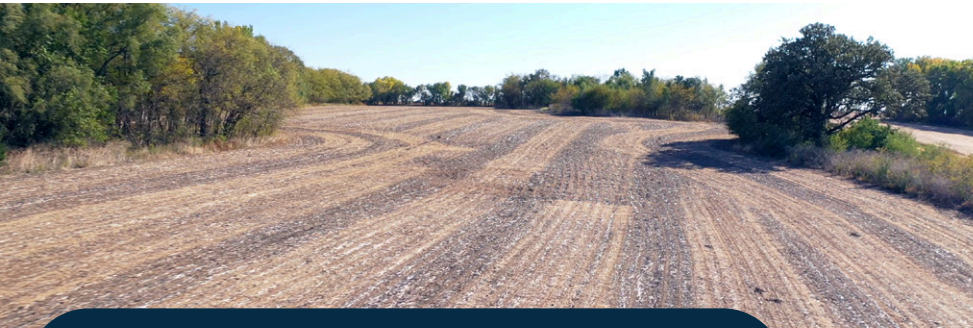
**TRACT 1 - 15.5± ACRES** of a mix of tillable land & woods consisting of Yutan silty clay loam soil. Beautiful location for a potential homestead!  
**TRACT 2 - 18± ACRES** of tillable land & woods consisting of Yutan & Aksarben silty clay loam soils. There are two old barns & power already ran to this tract making it a perfect potential building site!  
**TRACT 3 - 130± ACRES** of nearly all tillable land & minimal elevation change across the tract made up of Yutan & Aksarben silty clay loam soils. Productive tract of tillable land to add to your current operation.



**AUCTION LOCATION:** Waverly Community Center, 11120 N 141st St, Waverly, NE 68462 • From I-80, take exit 409 onto US Hwy 6 east towards Waverly for 2.5 miles. Turn left onto N 141st St for 0.3 miles and the Waverly Community Foundation Building will be on the right side of the road.

**DIRECTIONS TO PROPERTY:** From I-80, take exit 420 onto US Hwy 63/238th St south for 5.8 miles. Turn east on Alvo Rd for 2 miles then turn left onto 262nd St for 0.4 miles. Property will be on the east side of the road.

**INSPECTION DATES:** Sat, Nov. 19 from 10am-12pm, Mon, Nov. 28 from 3-5pm & Thur, Dec. 15 from 12-2pm, Meet an Auction Representative at Tract 2



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Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com) **AUCTION MANAGER:** Jess Nighswonger • 303.362.3285

**PROCEDURE:** The property will be offered in 3 individual tracts & any combination of tracts, or as a whole 163± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts & tract combinations may compete.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. The down payment may be made in the form of cashiers check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

**DEED:** Seller shall provide Warranty Deed(s).

**EVIDENCE OF TITLE:** The Seller agrees to furnish an Owners Policy of Title Insurance in the amount of the purchase price. Cost of the Title Insurance to be split 50:50 between Buyer & Seller. Any lenders Title Insurance & endorsements

will be paid by the Buyer.

**CLOSING:** The closing shall take place by January 31, 2023 or as soon thereafter as applicable closing documents are completed by Seller. Seller & Buyer shall share 50:50 the cost of dosing.

**POSSESSION:** Possession shall be delivered at closing.

**REAL ESTATE TAXES:** The Seller shall be responsible for the 2022 calendar year taxes & the Buyer shall be responsible for the taxes due for 2023 calendar year & thereafter.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres, if a new survey is determined to be necessary by the Seller.

**ACREAGE & TRACTS:** All acreages are approximate & have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

**AGENCY:** Schrader Real Estate & Auction Company, Inc., & their representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**