

Seward County No-Reserve LAND AUCTION

Selling 224 Non-Irrigated Acres more or less in (2) tracts.

MONDAY, NOVEMBER 25, 2024 • 9:00 A.M.

DWIGHT LEGION HALL, 112 2ND STREET, DWIGHT, NEBRASKA

AUCTIONEER'S NOTE

R & M Hotovy Inc. will be selling the following properties at a No-Reserve Public Auction. Please note that these farms have been well maintained, possess good soils, and will sell to the highest bidder at public auction.

LIVE AND ONLINE BIDDING: Live Bidding at the auction site. Online bidding available. All online bidders must register 48 hours prior to sale day in order to be prequalified to bid.

**FSA INFORMATION ESTIMATED COMBINATION OF (BOTH) TRACTS:

FSA indicates that there are approximately 197 Cropland acres with a Corn base of 116.52 acres and a 153 bushel yield. The Soybean base Acres are 79.83 with a 48 bushel yield. **The FSA office will appropriate acres to the respective farms once the land sale is completed.

POSSESSION: Possession given at closing subject to the tenants rights through February 28, 2025.

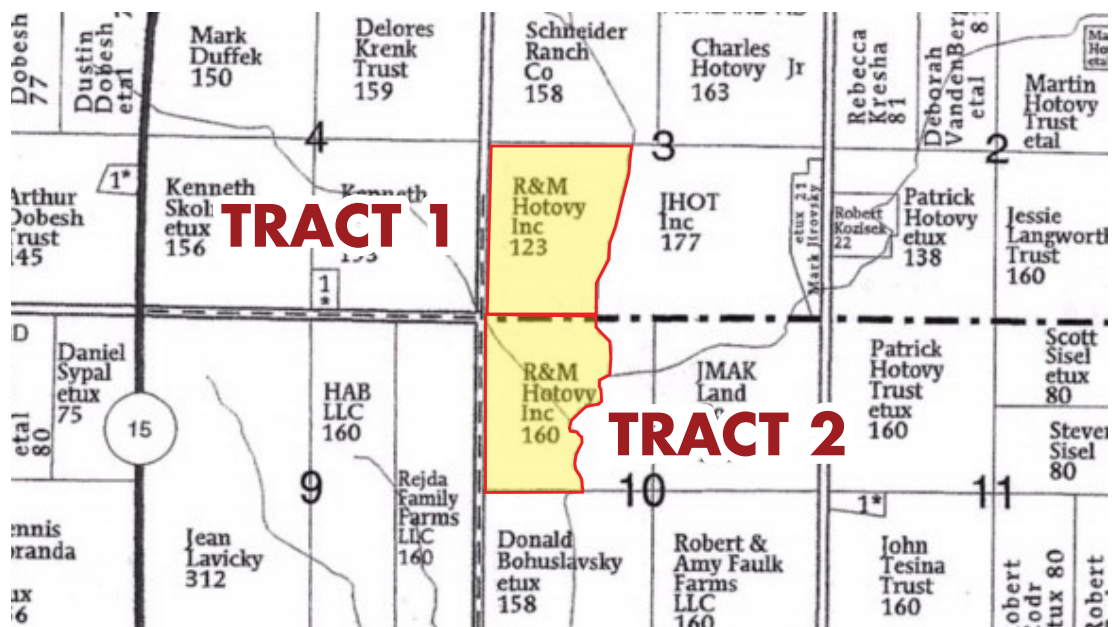
INSPECTION: To inspect the properties, contact Russ Moravec at 402-367-8218.

Please view our website at www.moravecauctions.net for photos, drone footage, and soil maps of the properties.

The Real Property sells in as-is condition, no warranties are expressed or implied.

MANNER OF SALE: The Properties will be offered as Individual Tracts.

TERMS: 15% down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 14, 2025. Full possession will be granted at closing. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2024 Real Estate Taxes will be paid by the seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.



TRACT 1

LEGAL DESCRIPTION: The Land Lying West of Plum Creek in the SW1/4 of Section 3-12-3, Seward County, Nebraska containing 122.5 Acres more or less

LOCATION: From Bee, Nebraska, go 1 Mile North to Agnew Road, then 1 mile west to County Road 266 Road and thence 1 mile North.

MULTI PERIL CROP INSURANCE 10 YEAR ACTUAL PRODUCTION DATA: Actual Corn yield is 192 Bushels per acre. Actual Soybean yield is 59 Bushels per acre.

PROPERTY DESCRIPTION: This is a Non-irrigated tract of land that is somewhat level to lightly rolling.

TAXES: 2024 taxes are \$5626.60

TRACT 2

LEGAL DESCRIPTION: The Land Lying West of Plum Creek in the NW1/4 of Section 10-12-3, Seward County, Nebraska, Containing 101.2 Acres more or less

LOCATION: From Bee, Nebraska, go 1 Mile North to Agnew Road, then 1 mile west to Country Road 266 and thence 1/2 mile North.

MULTI PERIL CROP INSURANCE 10 YEAR ACTUAL PRODUCTION DATA: Actual Corn yield is 186 Bushels per acre. Actual Soybean yield is 60 Bushels per acre.

PROPERTY DESCRIPTION: This is a Non-irrigated tract of land that is slightly rolling.

****TAXES:** 2024 Taxes are (\$7832.96) to be adjusted per county assessor

R & M HOTOVY INC., OWNER
GREG, JIM, AND LES HOTOVY PERSONAL REPRESENTATIVES



MORAVEC
AUCTION CO.

Moravec Auction Co LLC, Broker

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Russ Moravec, Auctioneer and Real Estate Broker

Trev Moravec, Auctioneer and Salesman: 402-314-6318

