

Cass County, Nebraska

Quality Farmland Auction

332.9±
acres

Offered in 5 Tracts or
Combinations

- Productive Tillable Land • Hwy 63 Road Frontage
- Tracts Ranging from 20± Acres to 121± Acres
- Potential Beautiful Building Sites

Monday,
February 23
at 6pm CST

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For the first time since 1948, Linda L. Howe is offering approximately 332.9± acres of highly productive, quality farmland to the public. These farms have been in the family for generations and, more recently, have been leased to a reputable tenant for the past three years. Extensive terracing improvements have been completed, positioning the land for continued long-term productivity. Farming rights will be available to the new owner for the 2026 crop year. The property will be offered in five tracts, with the option to purchase individual tracts or any combination thereof, providing flexibility for a wide range of buyers. Interested parties are encouraged to contact the auction manager to learn how to take advantage of the Schrader M3 Auction Method.

Tract 1



Tracts 2 & 3



Tracts 2-5



Tract 1



INFORMATION DATES: Mon, Feb. 2 from 4-6pm,
Mon, Feb. 16 from 4-6pm & Mon, Feb. 23 from 9-10am

Tracts 2-4



Seller: Linda L. Howe

Auction Manager: Jess Nighswonger • 303.362.3285



**ONLINE
BIDDING
AVAILABLE**

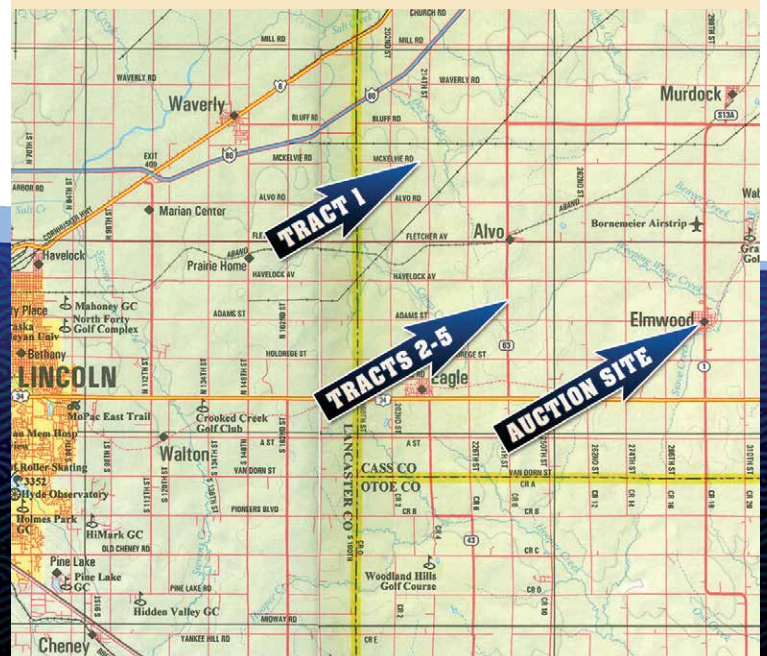
You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid
online. For online bidding info call Schrader Auction Co. 800-451-2709.

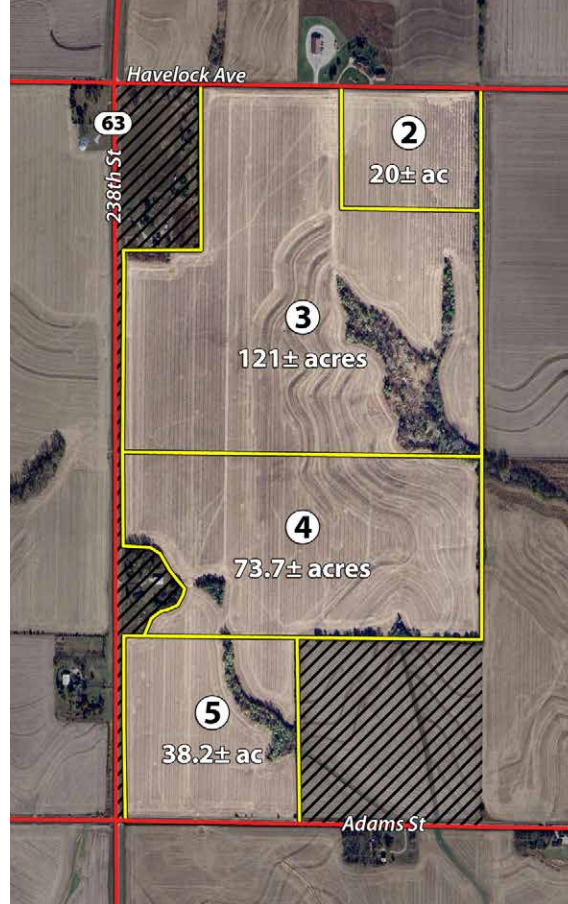
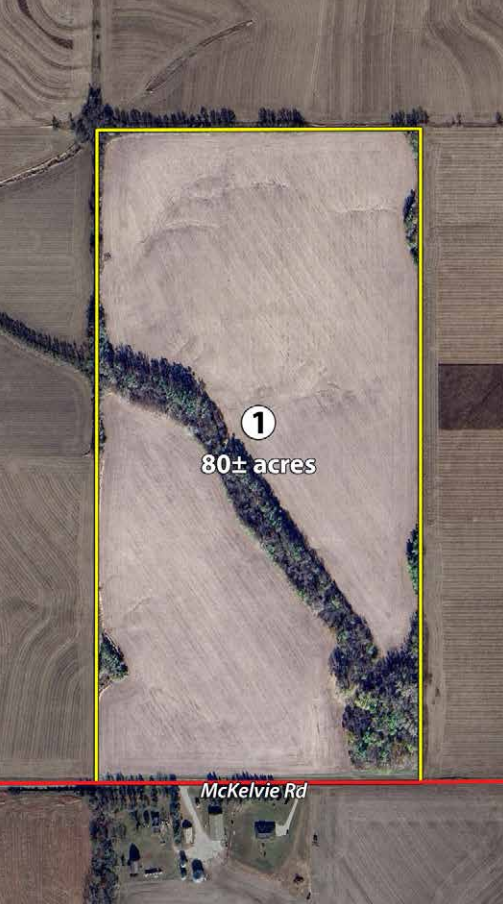
SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

AUCTION LOCATION: The Quonset Bar & Grill, 126 S 4th St, Elmwood, NE 68349 • From the intersection of US 34 (O St) & SR 49 in Eagle, NE travel East on US 34 (O St) for 7 miles to SR 1. Turn North on SR 1 & travel for approximately 2 miles. Auction site is on the left.

DIRECTIONS TO PROPERTY: **Tract 1:** From Alvo, travel North on Hwy 63 for 1 mile to Alvo Rd & turn West. Travel on Alvo Rd for 2 miles & then turn North on 214th St to McKelvie Rd & turn West. Tract 1 will begin on the North side of McKelvie Rd in 0.25 miles. **Tract 2:** From Alvo travel South on Hwy 63 for 1 mile then turn East on Havelock Ave. Travel for 0.4 miles & Tract 2 will be on the South side of the road. **Tracts 3-5:** From Alvo travel South on Hwy 63 for 1.2 miles & Tracts 3-5 will begin on the East side of Hwy 63.





TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of Tracts 2-5. Tract 1 shall not be combined with Tracts 2-5 & therefore may only be bid on individually. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on individual tracts or combinations of tracts 2-5 may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the contract purchase price will be due immediately following the auction, with the balance due in cash at closing OR an additional 10% down (20% total) for immediate farming possession. The down payment may be in the form of cash, cashier's 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.**

ACCEPTANCE OF BID PRICES: Each successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All bids are subject to the acceptance or rejection by the seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Cost of the Title Insurance is to be split 50:50 between Buyer & Seller. Any lenders Title Insurance & endorsements are to be paid by the Buyer.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: Closing shall take place no more than 45 days after the auction, or as soon thereafter as applicable closing documents are completed by Seller. The closing agent's fee for administering the closing will be shared equally 50:50 between Buyer & Seller. Buyer is responsible for paying any & all charges related to obtaining a loan. Real estate transfer fees (if any) shall be paid by Seller.

POSSESSION: Possession will be delivered at closing.

PRE-CLOSING ACCESS: Buyer may elect to begin farming activities prior to closing. For pre-closing access, Buyer must sign a Pre-Closing Access Addendum, deliver an additional 10% earnest money deposit (for a total of 20%), & provide proof of insurance.

REAL ESTATE TAXES: Seller shall pay the real estate taxes for 2025, payable in 2026 (or the estimated amount thereof), & all prior years. Buyer shall be responsible for the 2026 real estate taxes due in 2027.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. Any changes to these numbers will be made known prior to the Auction.

SURVEY: A new survey will be made 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 Seller's option & sufficient for title transfer. Regarding the Tract 3 & 4 division & Tract 4 & 5 division, corner & boundary line markers will be placed to identify the property line if purchased separately. Although an entire survey on those tracts may not be done due to the existing legal descriptions, buyer(s) & seller will split the cost 50:50 of marking the corners & boundary lines.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its 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 an "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 person's 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.**

TRACT 1: 80± ACRES of mostly tillable land with some woods running through the property. Consists of primarily Yutan silty clay loam soils.

TRACT 2: 20± ACRES of nearly all tillable land comprised of Wymore silty clay loam soils. A great location & topography for a potential building site!

TRACT 3: 121± ACRES of tillable land & woods comprised of Wymore & Yutan silty clay loam soils with recent terrace work & drain tile. Road frontage along Hwy 63 & Havelock Ave.

TRACT 4: 73.7± ACRES of nearly all tillable land consisting of primarily Wymore silty clay loam soils with road frontage along Hwy 63.

TRACT 5: 38.2± ACRES tillable land & woods containing Wymore & Yutan silty clay loam soils with road frontage along Hwy 63 & Adams St. Combine Tracts 2-5 for 252.9± contiguous acres of mostly tillable land!

Tract 4



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Schrader Real Estate and Auction Company, Inc.
Regional Office: 4626 CR 65, Keenesburg, CO 80643
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725

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| FEBRUARY | SU | M | TU | W | TH | F | SA |
|----------|----|-----------|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 |

Auction Manager: Jess Staton Nighswonger #20220209
Cell: 303.362.3285

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