

370 +/- ACRES CUMING COUNTY ABSOLUTE LAND

AUCTION

MONDAY, MAY 4, 2026

NIELSEN COMMUNITY CENTER - 200 ANNA STALP AVE, WEST POINT, NE 68788
LIVE AUCTION BEGINS AT 9:00 AM SHARP

TRACT 1

LEGAL DESCRIPTION: The North Half of the South Half (N1/2 S1/2) of Section Three (3), Township Twenty-two (22), North, Range Six (6), East of the 6th P.M., Cuming County, Nebraska
TAXABLE ACRES: 157.69
FARMABLE ACRES: 155.55
TAXES: 2025 - \$6,936.10
IRRIGATION EQUIPMENT: T&L 7 Tower Towable Pivot w/ Isuzu Diesel Power Unit (3C B1) 1983 HRS
WELL: 8" Column, 104' Depth, 650 GPM w/ 75HP Electric Motor
FSA INFORMATION: PLC Yield: Corn 147, Beans 46

TRACT 2

LEGAL DESCRIPTION: The East Half of the Southeast Quarter (E1/2 SE1/4) of Section Ten (10), Township Twenty-two (22), North, Range Six (6), East of the 6th P.M., Cuming County, Nebraska
TAXABLE ACRES: 74.75
FARMABLE ACRES: 66.13
TAXES: 2025 - \$4,286.38
WELL: 6" Column, 109' Depth, 650 GPM w/ Randolph Gear Head PTO Drive
FSA INFORMATION: PLC Yield: Corn 147, Beans 46
FARM PLACE: House 2.5 Story, 1,984 Sq. FT - Bins (2) 20,000 BU - 46'x90' Quonset

TRACT 3

LEGAL DESCRIPTION: The E1/2NE1/4 of Section 15, Township 22 North, Range 6, East of the 6th P.M., Cuming County Nebraska
TAXABLE ACRES: 47.53
FARMABLE ACRES: 47.00 +/-
TAXES: 2025 - \$2,127.94
FSA INFORMATION: PLC Yield: Corn 147, Beans 46

TRACT 4

LEGAL DESCRIPTION: All that part of the Northwest Quarter (NW ¼) lying West of the center line of the County Road, in Section Ten (10); Township Twenty-two (22) North, Range Six (6) East of the 6th P.M., Cuming County, Nebraska.
TAXABLE ACRES: 75.9
FARMABLE ACRES: 71.74
TAXES: 2025 - \$3,166.60
FSA INFORMATION: PLC Yield: Corn 135, Beans 48

TRACT 5

LEGAL DESCRIPTION: Part of the North Half of the Southwest Quarter (N1/2 SW1/4), lying East of the center of the county road in said Quarter Section, all in Section Ten (10), Township Twenty-Two North (22N), Range Six (6), East of the 6th P.M. in Cuming County, Nebraska
TAXABLE ACRES: 14.5
FARMABLE ACRES: 4.16
TAXES: 2025 - \$546.10
FSA INFORMATION: PLC Yield: Corn 135

TERMS AND ORDER OF SALE

ORDER OF SALE: The property will be sold in tracts and sold in the manner resulting in the highest total price.
TAXES: Sellers will pay all property taxes for the 2025 and all prior years. 2026 taxes will be the Buyer's responsibility.
CONDITIONS OF THE PROPERTY: This property is being sold in "AS IS, WHERE IS" condition. No warranties, either expressed or implied, will be offered by the Seller(s) or the Seller's Agents. Your complete inspection of the property by you and your experts prior to the auction is encouraged. This sale is subject to all easements, covenants, and restrictions of record. All information is provided by Seller(s) and is believed to be correct; however, Buyer(s) and/or Buyer(s)' Agent/Broker shall bear the responsibility to confirm all information prior to auction. No absentee or telephone bids will be accepted at the auction without prior approval of the auctioneer.
POSSESSION: Possession will be granted IMMEDIATELY WITH APPROVAL.
CLOSING: The projected closing date is on or before May 20, 2026.
FSA: The FSA information on individual tracts will be determined by the FSA and provided at date of auction.
SURVEY: Any survey needed will be at Buyer's cost.
AGENCY DISCLOSURE: All agents working for Wegener Realty & Auction Company, LLC are agents of the seller.
FINANCING: Please make prior arrangements for any/all financing prior to auction date. This property is not offered subject to Buyer(s) obtaining financing.
TITLE INSURANCE: The Seller(s) will provide at closing an owner's policy of the insurance in the amount of the purchase price. The cost of such title insurance will be shared equally between Buyer(s) and Seller(s).
MARKETABLE TITLE: Marketable title of the property will be given to the new Buyer(s) on date of closing
ANNOUNCEMENTS: Any announcements made auction day by the auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the auctioneer. All bidders are required to register for a bidders number prior to the commencement of the auction.
TERMS: Ten percent (10%) earnest money payment is required on date of auction. The earnest payment will be paid in form of a check. At conclusion of the auction, the highest bidders will enter into a real estate purchase agreement and deposit ten percent (10%) of the sale price with Wegener Realty & Auction Company, LLC Trust Account. The purchase contract will establish terms and conditions of the sale.
1031 EXCHANGE: If Buyer(s) need to carry out a 1031 Exchange, Seller(s) will cooperate with no expense to the Seller(s).



ALICE A. ULRICH & LEROY T. ULRICH, OWNERS

WEGENER REALTY & AUCTION COMPANY, LLC

"YOUR FULL-TIME PROFESSIONALS"

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