

000582100

# IRRIGATED FARMLAND

# AUCTION

000582200

## Antelope County, Nebraska

**399 +/- Acres**  
Offered in 2 Tracts

**Feb 19, 2021**  
**1:30 PM**  
Antelope County Fairgrounds

**Auction Information:** The auction will be held February 19, 2021 at 1:30 p.m. at the Antelope County fairgrounds. 709 E Hwy. 275 Neligh, NE 68756  
*\*In case of inclement weather our fall back date will be February 26, 2021 (same location)\**

**Property Location:** From Neligh, NE take Hwy. 14 North for approximately 5 miles to 855th Rd. Go west 3 miles to 521st Ave. Turn North and go approximately 1 mile. The southwest corner of this property is at the intersection of 521st Ave and 856th Rd.

**Legal:** 12 26 7 12-26-7 S2NE4 S2 398.69 AC Blaine TWSP. (This is the legal of the total 399 acres)

**Description:** This farm lies flat to gently rolling consisting mainly of Thurman Loamy Sand Soil. This farm is currently one piece consisting of +/-399 acres with 333.16 certified irrigated. It will be offered as two separate pieces. Tract #1 will consist of the SW +/-160 acres with the building and grain bin site. Tract #2 will consist of the SE +/-160 acres plus the 80 acres to the north of this quarter.

**Taxes 2019:** \$21,218.56 (this is on the total 399 acres)

<b>FSA/NRD Info:</b>	Farmland acres = 388	Total cropland acres=375	Certified Irrigated =333.16
	Corn Base Acres = 264.6 => PLC 164		
	Soybeans Base Acres = 101.3 => PLC 50		
	Total Base Acres = 365.9		

**Irrigation:** Property includes three Valley pivots. The southeast pivot is an 8 tower and the other two pivots are a 7 tower. The power units, fuel barrels, engines, Fieldnet and gear heads are owned by the current tenants and will NOT be included with the pivots. The southeast pivot shares a well with the northeast pivot through a throwover valve located at the southeast pivot point. The west pivot is on its own well.

<b>Well Info:</b>	SWSE S12-T26-R7West G-038013 (Year 2015)	SWSW S12-T26-R7West G-039858 (Year 1973)	SESE S12-T26-R7West G-190452
	Well Depth=> 280 ft	220 ft	217 ft
	Static Level=> 114 ft	107 ft	105 ft
	Pump Level=> 132 ft	140 ft	Inactive (livestock)

**Order of Auction:** Auction will start promptly at 1:30 p.m. on February 19, 2021 beginning with the opening announcements. We will then start the bidding on tract 1. We will pause the bidding on tract 1 and begin on tract 2. We will then offer the property as one unit. If the unit price is higher than the two separate tracts combined then it will stay as a unit. We may go through this rotation a couple times prior to saying sold.

**Financing:** This sale is NOT contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written.

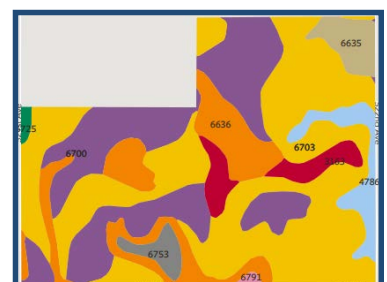
**Sale Day Phone:** (402)640-4000. If you are unable to attend the auction we will offer over the phone bidding to pre-registered bidders only. Must pre-register 48 hours prior to the action. Pre-register with Penny @ 402-640-4000.

**Terms:** The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. The buyer will receive possession of the property at closing.

**Disclaimer:** Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T Auction Co. makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	RECPT
6703	Thurman loamy fine sand, 2 to 6 percent slopes	181.24	45.5%	4	47.4
6700	Thurman loamy fine sand, 0 to 2 percent slopes	104.57	26.2%	3	42.9
6636	Boelus loamy fine sand, 0 to 2 percent slopes	56.24	14.1%	3	55.5
4786	Valentine fine sand, 0 to 6 percent slopes	16.40	4.1%	6	19.2
3163	Doger fine sand, 0 to 6 percent slopes	16.38	4.1%	4	30.8
6635	Boelus fine sand, 0 to 6 percent slopes	13.19	3.3%	4	41.6
6753	Nora silt loam, 2 to 6 percent slopes	7.70	1.9%	2	66.2
6725	Thurman fine sand, 6 to 12 percent slopes	1.70	0.4%	6	32.8
6791	Loretto loam, 0 to 2 percent slopes	1.21	0.3%	1	62.6



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