

225± ACRES PIVOT IRRIGATED CROPLAND DODGE COUNTY, NE



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Bid on our **LAND LEASE AUCTION**

FOR THE **2020 SEASON**



Bid Online
**APR 9-23,
2020**

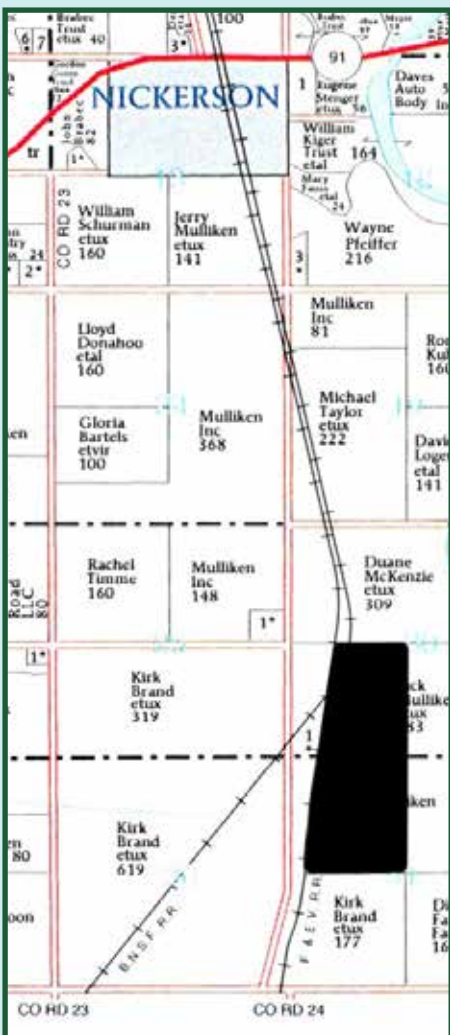
BIDDING ENDS AT 11 A.M. CST
Get leasing info, register and bid at
www.landrenter.com

Owner: Idlewild Farms, LLC

Contact: Amy Dee Bruch 402.835.4588

Information:

This flat, productive, dual-pivot irrigated farm, with mile-long rows, would be an excellent addition to lease for anyone's operation for the 2020 season. The property will be leased with access to two Valley pivot systems (8 towers and 12 towers) with two separate Icon5 touch-screen panels, two diesel power units (Cummins and Perkins) with generators, and two 500-gallon fuel tanks. There is a good road for access on the north side of the farm, which the owner will maintain throughout the season. Rental possession is open for the 2020 crop year, and the renter will receive 100% of the Farm Program Election for 2020 (PLC for corn base acres and Arc Co for soybean base acres). Currently, a 3-way cover crop is planted on the field. Shapefiles can be made available for precision farming. Pivots are fertigation capable (renter to provide chemigation pump). AgSense, remote viewing, is enabled for use and is paid for by landowner. Pre-season maintenance has been conducted on motors, pivot towers, gearboxes, and center drives.

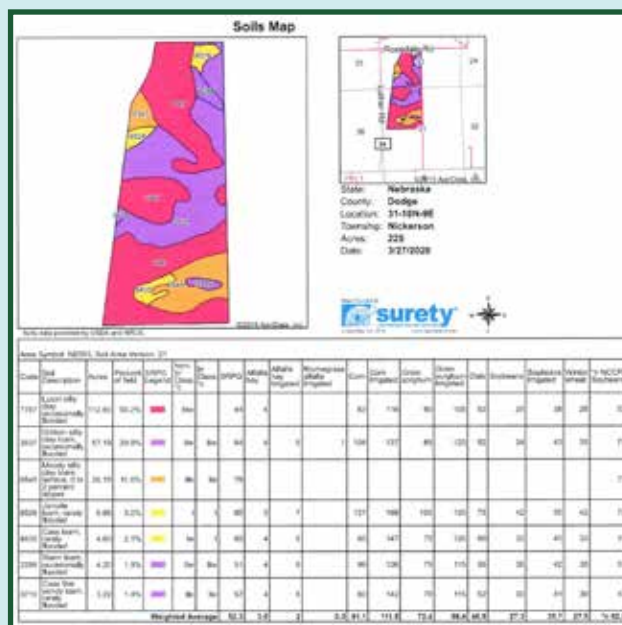


Location:

From the east side of Nickerson, NE, go 4.5 miles south on Co Rd 24 (Luther Rd), then turn east on Rosedale Rd. The property will be on the south side of the road.

Legal:

Part of the NW ¼ of Sec 31-18-9E & part of the SW ¼ of Sec 30-18-9E Dodge County, NE containing 225+/- acres of tillable farmland.



BIDDING PROCESS

The bidding increments will be \$10/acre. The final lease price will be calculated based on total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning April 9, 2020, and ending April 23, 2020, at 11:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. **NOTE:** Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid and, in order to protect the integrity of the auction, all bidders must pay a \$295 participation fee via credit card to bid, so register at least 24 hours before the auction close or call the listing agent for assistance. The winning bidder will have their participation fee credited to their lease payment. Only customers who pay the participation fee will be able to bid in the auction. In addition, during the last 5 days of the auction, the current bid amount will only be visible to customers who pay the participation fee. After the auction closes, the final rental price will only be visible to the landholder and the winning rental bidder.

TERMS & CONDITIONS

The successful renter will be required to enter into a lease agreement immediately after the sale and full payment will be due within 72 hours payable to LandRenter LLC Trust Account on or before Tuesday, April 28, 2020. The property will not be leased subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all the financial arrangements made before the auction. The written lease agreement, to be signed by the owner and renter after the auction, is the sole and controlling document of this lease and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. LandRenter, LLC is working for the seller.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective renters are urged to fully inspect property and rely on their own conclusions. Copyright 2020 LandRenter.com. All rights reserved.

For more information on the property, visit
www.landrenter.com

Get fair market value for *your* land

As a landowner, you want quality renters and to earn fair market value for your farm ground. LandRenter was developed to connect landowners and renters within a transparent, fair, and open online auction marketplace.

LISTING AGENT

AMY DEE BRUCH

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Columbus, NE 68601



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Achieve Fair Market Value

Much of the nation's ag and recreational land is undervalued. LandRenter is here to help landowners receive fair market value and connect with renters who will be good stewards of the land.

Verification of Terms

If landowners have specific requirements, potential renters can review and consider them before they start the bidding process.

Prompt Transactions

LandRenter offers a simple, fast, cost-effective approach with end-to-end transaction management, including electronic lease signing and direct payment transfers.

LandRenter Makes It Simple



Property Highlights

Pic 1 & 2 (motors): Each power unit is equipped with a 500 gallon fuel tank and has been fully gone through with accurate gauges and functioning murphy switches. Interconnects are in-place between each motor and pivot.



Two Icon5 digital pivot panels allow for easy pivot operation. Ag-Sense subscription for remote viewing makes pivot management easy as well - Landowner has paid for the subscription to be used by the 2020 tenant.



Both pivots have had recent preventative maintenance conducted on gearboxes, center drives, and towers



This property features mile long rows, 3-way cover-crop on it that was recently grazed, and is flat and productive. Shape files are available for precision farming. Will make an excellent addition to someone's operation for the 2020 cropping season!