UNRESERVED ONLINE LAND AUCTION

475± ACRES NANCE COUNTY, NEBRASKA

THURSDAY, DECEMBER 6, 2018

BIDDING OPENS NOVEMBER 22ND AND ENDS DECEMBER 6TH AT 11:00 AM

THIS FARM IS SELLING ON AN ONLINE ONLY AUCTION. TO REGISTER AND BID, VISIT WWW.BIGIRONREALTY.COM.

THE BIDDING INCREMENTS WILL BE $50 PER ACRE.
THE FINAL SALE PRICE WILL BE CALCULATED BASED ON 475 ACRES TIMES THE HIGHEST BID.

www.**bigironrealty**.com

SELLER: Hirschfield Family Farms Inc.

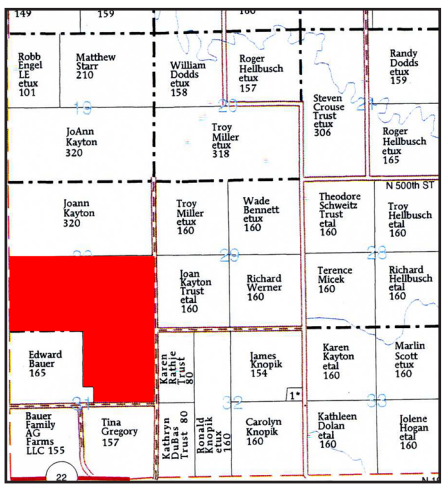
BIDDING PROCESS: You may place bids on this farm for 14 days beginning November 22, 2018, and ending December 6, 2018, at 11:00 AM. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended 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, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

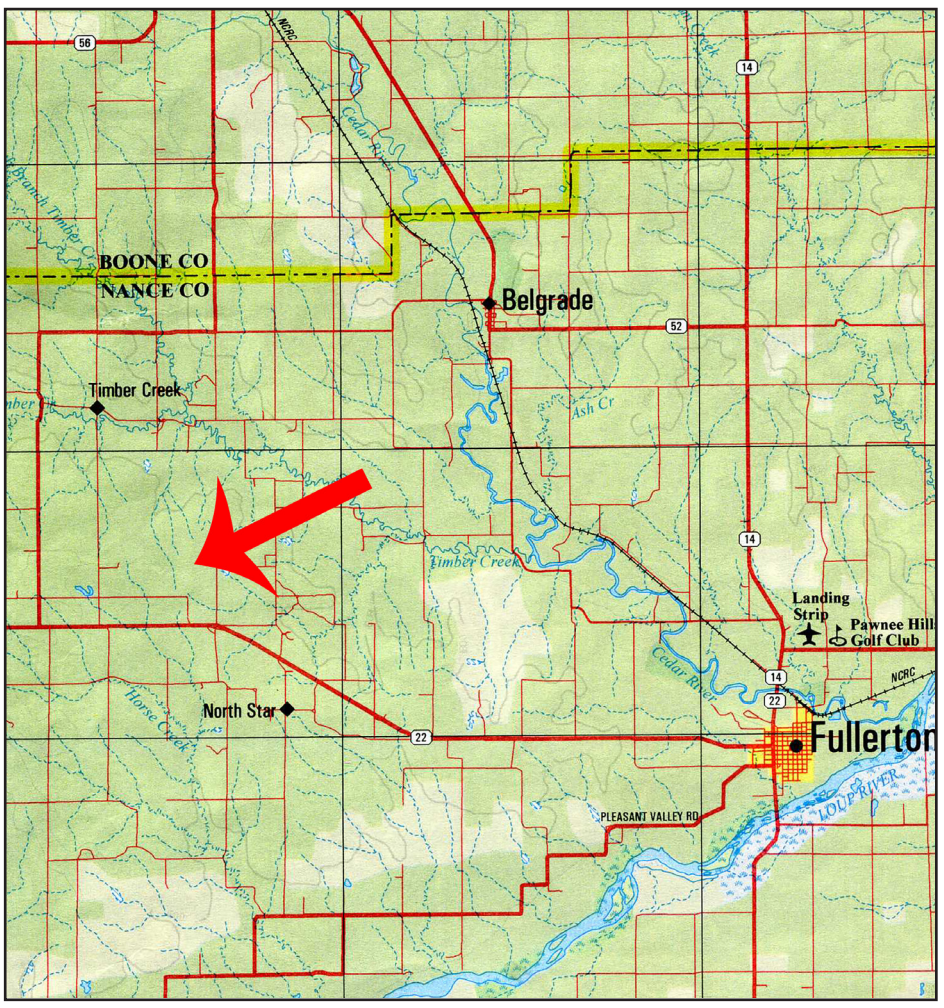
LAND LOCATION: From Fullerton, Nebraska, at the junction of Hwy 14 & 22, go west 10 ½ miles on Hwy 22, then ½ mile north on 165th Ave. Turn east on North 120th Ave. go ¼ mile and the land is located on the north side of the road.

LEGAL DESCRIPTION: The S ½ of Sec. 30-17-7, and PT of the NE ¼ Sec. 31-17-7 Nance County, Nebraska, containing 475+/- acres

GENERAL DESCRIPTION: Here is a very nice combination farm offering 106.44+/- acres of productive dryland and the remaining 368.56+/- acres of healthy, well managed pasture with good grazing capacity. The pasture ground is cross-fenced with good fences and has ample water with 4 dams and a submersible well.

2017 REAL ESTATE TAXES: $8,380.60





Attend The Online Auction Information Meeting

Wednesday, December 5, 2018 & Thursday, December 6, 2018
UNL Extension Office
304 3rd Street | Fullerton, Nebraska 68638

BigIron Realty Agents will be at UNL Extension Office in Fullerton, Nebraska, on Wednesday, December 5, 2018, from 1:00 pm to 3:00 pm and on Thursday, December 6, 2018, from 8:00 am until the conclusion of the online auction. BigIron Realty Representatives will be there to assist buyers with registering to bid online. Please come during the times to discuss the farm or call the Listing Agents. You do not have to be present to bid online.

TERMS: The successful high bidder will be notified by a BigIron Realty agent at the conclusion of the auction and will be required to enter into a written purchase agreement with a 10% down payment to be made by check or wire transfer within 48 hours of the close of the auction. The balance will be due at closing on or before February 2, 2019 or sooner. Buyer will receive full possession on the date of closing. Seller will provide marketable title to the buyer evidenced by Title Insurance. The current year real estate taxes will be paid by the Seller and the 2019 real estate taxes will be paid by the Buyer. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. The written purchase agreement to be signed by the seller and buyer after the auction is the sole and controlling document of this sale 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. BigIron Realty is working for the seller.

BigIron REALTY
www.bigironrealty.com
Let's Get Social

"LISTING AGENTS"

JERRY HOEGH 402.694.9224
BRYAN KNOX 402.305.4870

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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