

PIVOT IRRIGATED CROPGROUND
153.76± ACRES HALL COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

EXPERTS IN SELLING LAND

Bid Online
**DEC. 5-19,
2019**

BIDDING ENDS AT 11 A.M. CST
Get a sale bill, register and bid at
bigironrealty.com

Sellers: Ken & Debra Woitaszewski

Contact **Rex Mahoney 402.649.1816**
SERVICE | INTEGRITY | RESULTS

Explore the Property from Above

DRONE TOUR



Information:

- Close to local markets and a short distance from Hwy 281
- Includes an all-electric, well-maintained, eight tower Valley pivot
- Recent upgrades include: (14) tires - 2019; new sprinkler package - 2018; end gun - 2019; boots, clamps, and drains - 2018; booster pump and motor - 2016; electric motor - 2013; underground wire to pivot and well and new disconnect box at the road - 2015
- 149.39 certified irrigated acres on the farm

Location:

Go approximately 5 miles north of Grand Island on Hwy 281 to Chapman Road, then west 2 miles. The farm lies northeast of that corner. Watch for the BigIron Realty signs!

Legal:

The SW ¼ of Section 12-T12N-R10W Hall County, NE, containing 153.76± acres.

Taxes:
\$9,100.30

FSA Data:
Visit bigironrealty.com for more information

BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest bid. You may place bids on this farm for 14 days beginning December 5, 2019, and ending December 19th, 2019, 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.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a \$75,000 non-refundable down payment to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check, company check or by wire transfer. The balance will be due at closing on or before Jan. 30th, 2020. Seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The 2019 real estate taxes will be paid by the Seller, and the 2020 Real Estate Taxes will be paid by the Buyer. The property will not be sold subject to financing. Seller may be doing a 1031 exchange and Buyer agrees to cooperate, at no expense to the Buyer. 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.

Attend the Auction

Wednesday
December 18, 2019
1 to 3 p.m. CST

Thursday
December 19, 2019
8 a.m. CST until bidding ends

Ramada Midtown
2503 S Locust | Grand Island, NE 68801

BigIron Realty representatives will be there to answer questions about the property and assist buyers with registering to bid online. You do not have to be present to bid online, but you are required to be available by phone.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2019 BigIron Realty. All rights reserved.

For more information on the property, visit

bigironrealty.com



UNRESERVED ONLINE LAND AUCTIONS

- NOV. 14TH » 425.13 Acres Butler Co. Cropland, pasture ground, and acreage selling in 6 tracts
» 73.62 Acres Polk Co. Dryland farm ground
» 312.49 Acres Nance Co. Pivot irrigated croppground and pasture ground selling in 2 tracts
Jim Stock 402.920.0604 or John Stock 402.920.3180
- NOV. 21ST » 272.64 Acres York Co. Dryland and pivot irrigated croppground selling in 3 tracts
Jerry Hoegh 402.694.9224 or Bryan Knox 402.305.4870
» 491.8 Acres Boone Co. Pasture ground, croppground, and acreage selling in 3 tracts
Rex Mahoney 402.649.1816 or
Jim Stock 402.920.0604 or John Stock 402.920.3180
» 136.36 Acres Reno Co., KS Prime cropland
» 156.9 Acres Reno Co., KS Dry cropland and timber
Mike Campbell 620.899.6989
- DEC. 5TH » 79.54 Acres Hall Co. Gravity irrigated and dryland croppground
» 78.36 Acres Hall Co. Gravity irrigated and dryland croppground with recreational opportunities
Rex Mahoney 402.649.1816
- DEC. 12TH » 195.48 Acres Scotts Bluff Co. Pivot irrigated and gravity irrigated croppground selling in 2 tracts
Rex Mahoney 402.649.1816
- DEC. 19TH » 557 Acres Decatur & Rawlins Co., KS Cropland and native grass selling in 3 tracts
Molly Oliver 785.462.5203
» 153.76 Acres Hall Co. Pivot irrigated croppground
Rex Mahoney 402.649.1816
» 234.30 Acres Ellis Co., KS Dryland croppground, trees, and grass
Ron Stock 402.649.3705

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601
bigironrealty.com



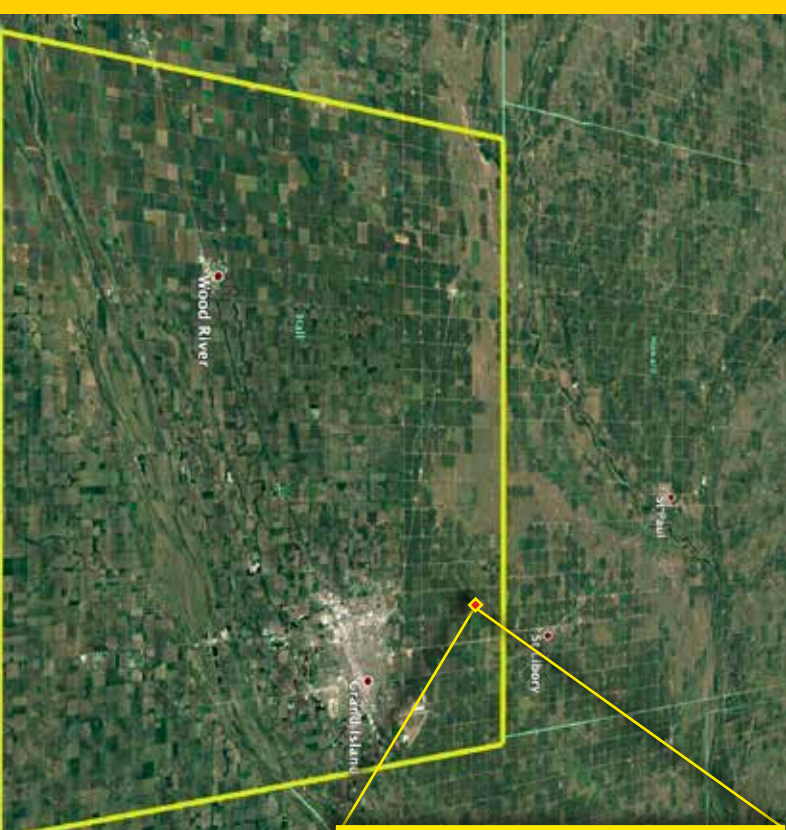
PIVOT IRRIGATED CROPPGROUND 153.76± ACRES HALL COUNTY, NE UNRESERVED ONLINE LAND AUCTION

Bid Online
DEC. 5-19,
2019

BIDDING ENDS AT 11 A.M. CST
Get a sale bill, register and bid at
bigironrealty.com

Sellers: Ken & Debra Woitaszewski

Contact Rex Mahoney 402.649.1816
SERVICE | INTEGRITY | RESULTS



BIGIRON REALTY'S UNRESERVED ONLINE LAND AUCTION ADVANTAGE

Our innovative online land auction platform makes it simple for your listing to reach hundreds of thousands of potential buyers, ensuring you end up with the most in your pocket after the sale.

NOW BOOKING LAND AUCTIONS

GIVE US A CALL TODAY!

BigIron
REALTY
| EXPERTS IN SELLING LAND |