

PIVOT IRRIGATED CROPGROUND  
120± ACRES PIERCE COUNTY, NE

# UNRESERVED ONLINE LAND AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

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

**BIDDING ENDS AT 10 A.M. CST**

Get a sale bill, register and bid at

[www.bigironrealty.com](http://www.bigironrealty.com)

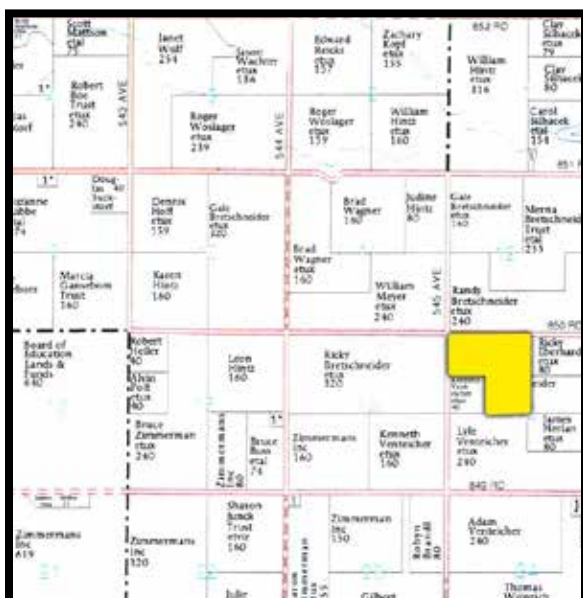
**Sellers: Jimmy & Rebecca Fletcher**

**Contact "Your Farm & Ranch Specialists"**

**John Stock 402.920.3180 | Jim Stock 402.920.0604**

Explore the Property from Above

**DRONE TOUR**



## Information:

This flat to gently sloping pivot irrigated farm would be a great addition to anyone's operation. The property will sell with a 7-tower T/L pivot, John Deere power unit, 1,000-gallon fuel barrel and an 80HP Randolph gearhead. There is good gravel road access on the west side of the property. Possession is open for the 2020 crop year and the buyer will receive 100% of the 2020 CRP payment.

## Location:

From the west side of Pierce, NE, go three miles south on 549th Ave., then turn west and go four miles on 850th Road. The property will be on the south side of the road.

## Legal:

The E 1/2 of the NW 1/4 & the NW 1/4 of the NW 1/4 of Section 13-25-3W Pierce County, NE, containing 120± acres.

## 2019 Taxes:

\$5,227.48

## FSA Data:

Visit [www.bigironrealty.com](http://www.bigironrealty.com) for more information.



## Attend the Auction

**Thursday, April 23, 2020**

**9 a.m. CST until bidding ends**

**Divots Conference Center**

**4200 W. Norfolk Ave. | Norfolk, NE 68701**

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.

## 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 per acre bid. You may place bids on this farm for 14 days beginning April 9, 2020, and ending April 23, 2020, at 10:00 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, so register at least 24 hours before 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 May 22, 2020. Possession will be given upon acceptance of the purchase agreement and depositing of the earnest money. 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. 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 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.

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 2020 BigIron Realty. All rights reserved.

For more information on the property, visit

[www.bigironrealty.com](http://www.bigironrealty.com)

**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 SPRING LAND AUCTIONS**

**GIVE US A  
CALL TODAY!**

**LISTING AGENTS**



**JOHN STOCK**  
402.920.3180



**JIM STOCK**  
402.920.0604  
"Your Farm & Ranch Specialists"

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REALTY**

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
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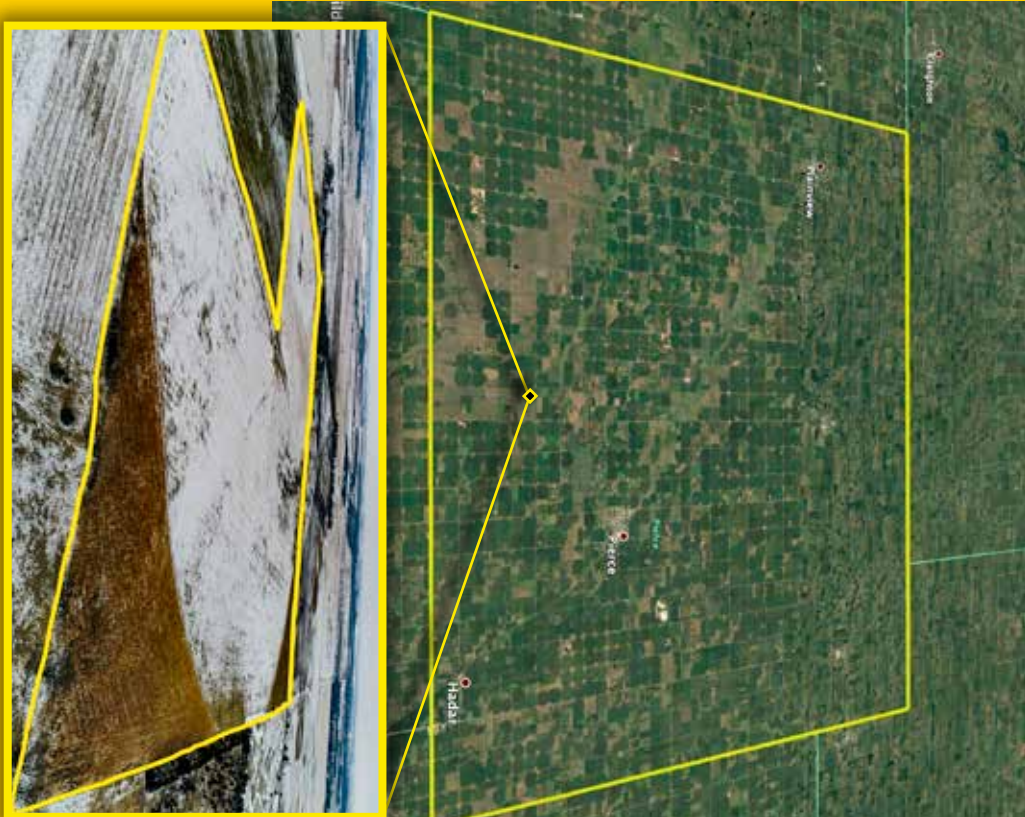
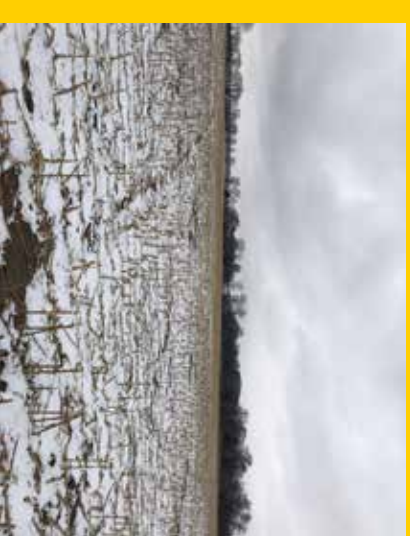
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**THE BIGIRON REALTY  
ADVANTAGE**

**QUICK LAND SALES**

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**

**MORE MONEY IN YOUR POCKET**

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.

**UNMATCHED MARKETING REACH**

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

