

PIVOT & GRAVITY IRRIGATED CROPGROUND

157.78± ACRES HALL COUNTY, NE &

106.74± ACRES BUFFALO COUNTY, NE

» SELLING IN 2 TRACTS «

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**OCT. 8-22,
2020**

BIDDING STARTS TO CONCLUDE

10 A.M. CST - HALL CO.

11 A.M. CST - BUFFALO CO.

Seller: Tedd Adams

Contact Rex Mahoney 402.649.1816

SERVICE | INTEGRITY | RESULTS

Explore the Property from Above

DRONE TOUR



Tract #1



Information

Tract #1: 157.78± Acres

- 144.61 certified irrigated acres
- 7 tower Zimmatic pivot
- Nozzled for 750 GPM at 35 PSI
- Northwest and northeast corners are gravity irrigated
- Tenant owns the gravity pipe and the stationary engine cover, and does not sell with the farm

Tract #2: 106.74± Acres

- 88.87 certified irrigated acres
- 6 tower Reinke Electrogorator II
- Nozzled for 650 GPM at 55 PSI
- Easement for access on a private drive north of the farm
- Tenant owns the chemigation tank and equipment, and does not sell with the farm

Tract #2



Legal

Pt of S ½ SW ¼ Section 7-T9N-R12W & N ½ NW ¼ (PT LOT 1 MLD) Section 18-T9N-R12W Hall County, NE.

Pt of SE ¼ Section 1-T8N-R15W Buffalo County, NE.

Taxes

\$10,579.70

\$7,553.78

FSA Data

Visit www.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 per acre bid. You may place bids on this farm for 14 days beginning October 8, 2020, and ending October 22, 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 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 \$50,000.00 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 November 24, 2020. Possession will be March 1, 2021. 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 2020 real estate taxes will be paid by the Seller, and the 2021 Real Estate Taxes will be paid by the Buyer. The property will not be sold subject to financing. Please have all the 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

Thursday, October 22, 2020

9 a.m. CST until bidding ends

Holiday Inn

110 S 2nd Avenue | Kearney, NE 68847

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding 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 2020 BigIron Realty. All rights reserved.

For more information on the property, visit

www.bigironrealty.com

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.**



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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.



BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601
www.bigironrealty.com



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Tract #2

