

150.98± ACRES DRYLAND CROPGROUND
MADISON COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron
REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**OCT. 1-15,
2020**

BIDDING ENDS AT 11 A.M. CST

Get a sale bill, register and bid at
www.bigironrealty.com

Sellers: The Junior L. Samuelson & Miriam L. Samuelson Trust

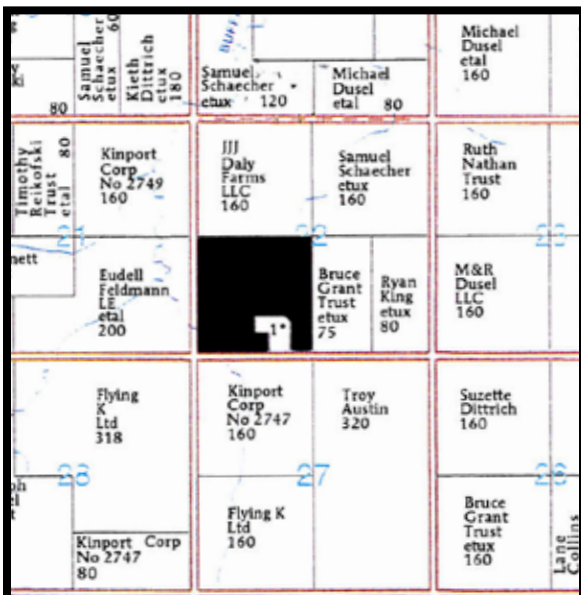
Attorney for the Trust: James A. Fehringer

Contact "Your Farm & Ranch Specialists"

John Stock 402.920.3180 | Jim Stock 402.920.0604

Explore the Property from Above

DRONE TOUR



Information:

The property is located in west-central Madison County, NE, between Newman Grove and Meadow Grove. This farm is on a good gravel road and just a couple miles off of both Hwy 45 and the Meadow Grove-ADM blacktop. This flat to gently sloping dryland farm is definitely one you'll want to take a look at and add to your operation!

Location:

From the intersection of Hwy 32 and 539 Avenue (ADM corner) go 8 miles north, then west on 836 Road 2 miles.

Legal:

Part of the SW ¼ of Section 22-23-4W Madison County, NE, containing 150.98± acres.

Taxes:

\$6,808.10

FSA Data:

Visit www.bigironrealty.com for more information.



Attend the Auction

Thursday, October 15, 2020

9 A.M. CST until bidding ends

BigIron Realty Office

4860 33rd Avenue | Columbus, NE 68601

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.

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 1, 2020, and ending October 15, 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, 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 \$100,000.00 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 December 10, 2020. Possession will be granted on 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. Bidding increments may be changed at the discretion of the real estate agent. 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.

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.**

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.

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