PIVOT IRRIGATED CROPGROUND 560± ACRES HOWARD COUNTY, NE UNRESERVED ONLINE AND AUCTION

Big REALTY

EXPERTS IN SELLING LAND

Bid Online NOV. 5-19, 2020

BIDDING ENDS AT 10 A.M. CST Get a sale bill, register and bid at

www.**bigironrealty**.com

Seller: Stapp Family Farm Partnership

Contact Rex Mahoney 402.649.1816 SERVICE | INTEGRITY | RESULTS





Information:

Here is your chance to add a productive farm that is mostly irrigatable with 411.3 certified acres with the Lower Loup NRD and 27 acres with the Farwell Irrigation District as well as dryland crop ground. The current setup is three full circle pivots and a small sweep pivot that irrigates 27 acres on the north side by the road. The northeast pivot power unit is set up for propane, the southeast is electric, and the west is diesel-powered. The tenant owns all the irrigation equipment. No irrigation equipment or personal property is part of this sale. You are getting the wells only. There is an acreage on the north entrance with three-grain bins, a barn, a workshopbuilding, and a small house. There is an electric well for livestock south of the bins. The farm is planted to corn and soybeans this year. The farm has great access by well-maintained gravel roads just 2 miles south of a blacktop highway and is close to local markets. Possession is open for the 2021 crop season! Large irrigated tracts like this don't come along often, so use the power of Biglron to add this farm to your operation!

Location:

From Farwell, NE, go 5 miles west on Hwy 92 to Yutan Road proceed 2 miles south to 11th Avenue. The farm lies on the southwest side of that junction. To access the acreage site, go approximately ³/₄ mile west on 11th Avenue and watch for the BigIron Realty signs.

Legal:

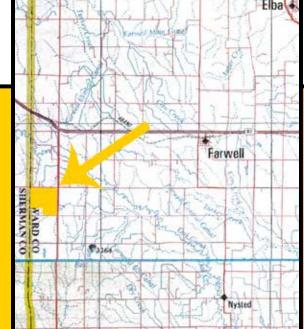
NW ¼ & N ½ SW ¼ Section 18-T14N-R12W, 240± acres, & NE ¼ Section 18-T14N-R12W, 160± acres & SE ¼ Section 18-T14N-T12W 160± acres el in

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 November 5, 2020, and ending November 19, 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 \$200,000.00 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 28, 2020. Boone County Title, Albion, NE, will facilitate the closing. No proceeds from the 2020 cash rent shall pass to the Buyer. 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.



Howard County, NE.

Taxes:FSA Data:\$20,770.54Visit www.bigironread

Visit www.bigironrealty.com for more information.

Attend the Auction Thursday, November 19, 2020 9 A.M. CST until bidding ends

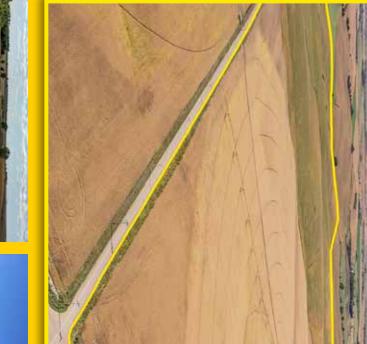
Farwell Fire Hall 301 South Rd | Farwell, NE 68838

Biglron 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









EXPERTS IN SELLING LAND

Contact Rex Mahoney 402.649.1816 SERVICE | INTEGRITY | RESULTS

Seller: Stapp Family Farm Partnership

BIDDING ENDS AT 10 A.M. CST Get a sale bill, register and bid at gironrealty

NOV. 5-19, 2020 **Bid Online**

<u>yu</u>







QUICK LAND SALES

When you list your property on our unreserved

SSS Our unreserved online land auctions consistently

outperform traditional auctions and listings.



United States using traditional and innovative







of thousands of potential buyers across the marketing methods







