

PIVOT IRRIGATED CROPGROUND  
560± ACRES HOWARD COUNTY, NE

# UNRESERVED ONLINE LAND AUCTION

**BigIron**  
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](http://www.bigironrealty.com)

**Seller: Stapp Family Farm Partnership**

**Contact Rex Mahoney 402.649.1816**

**SERVICE | INTEGRITY | RESULTS**

Explore the Property from Above

**DRONE TOUR**



## 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 workshop-building, 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 BigIron 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 ¾ 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 all in Howard County, NE.

## Taxes: FSA Data:

\$20,770.54

Visit [www.bigironrealty.com](http://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**

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 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.

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)

# 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.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
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