

PIVOT IRRIGATED CROPGROUND 280± ACRES HAMILTON COUNTY, NE

» SELLING IN 2 TRACTS «

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

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

BIDDING ENDS AT 10 A.M. CST

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

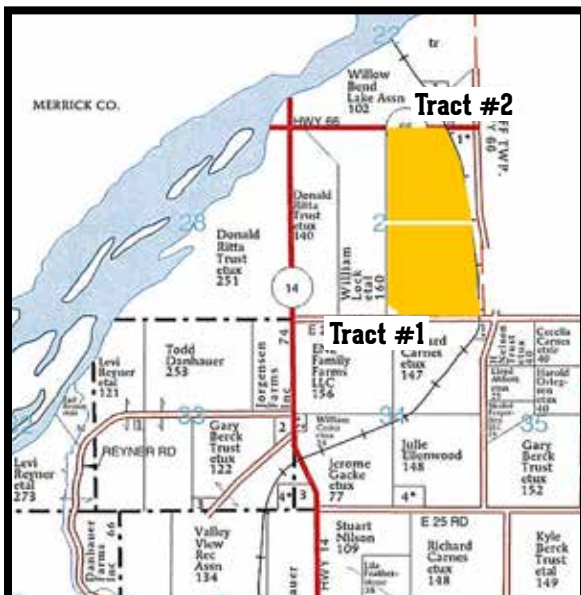
Seller: McHargue Farm, LLC

Contact Jerry Hoegh 402.694.9224 | Bryan Knox 402.305.4870

» WE SELL FARMS «

Explore the Property from Above

DRONE TOUR



Tract #1: 145± Acres

Description: This productive pivot irrigated farm will sell with a 7 tower Reinke pivot and a corner system. This farm lays flat, has good fertility, and has excellent water. It is located close to an ethanol plant and local grain markets. There is good access off of a county maintained gravel road with a paved highway a half-mile away. The power unit, fuel barrels, and fertilizer equipment belongs to the tenant and will not sell with the farm. The farm is rented for the 2021 growing season to a family member.

Legal: Pt of the SE ¼ of Section 27-13-6 Hamilton County, NE containing 145± acres (exact acres subject to pending survey if each tract is sold to separate Buyers).

Location: From Central City, NE, at the intersection of Hwy 30/14, take Hwy 14 south 3 ¾ miles south, then go ½ mile east on 26 Road.

Taxes: \$8,741.62 (estimate based on splitting of tract)

Tract #2: 135± Acres

Description: This productive pivot irrigated farm will sell with a 6 tower Valley pivot and a corner system. There is a diesel power unit and a 1,000-gallon diesel tank. The farm has excellent water with good fertility. It is located close to an ethanol plant and local grain markets. There is good access off of a paved highway. The fertilizer equipment is owned by the tenant and will not sell with the farm. The farm is rented for the 2021 growing season to a family member.

Legal: Pt of the NE ¼ of Section 27-13-6 Hamilton County, NE, containing 135± acres (exact acres subject to pending survey if each tract is sold to separate Buyers).

Location: From Central City, NE, at the intersection of Hwy 30/14, take Hwy 14 south 2 ¾ miles, then take Hwy 66 for a ½ mile. The land is located on the south side of the highway.

Taxes: \$8,138.75 (estimate based on splitting of tract)



Attend the Informational Meeting & Auction

**Monday
December 14, 2020**
11 A.M. to 1 P.M. CST

**Tuesday
December 15, 2020**
8 A.M. CST until bidding ends

**Merrick County 4-H Building
1784 Fairgrounds Rd | Central City, NE 68826**

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 December 1, 2020, and ending December 15, 2020, at 10:00 a.m. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. 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 \$90,000.00 non-refundable earnest payment per tract 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 January 15, 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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REALTY

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



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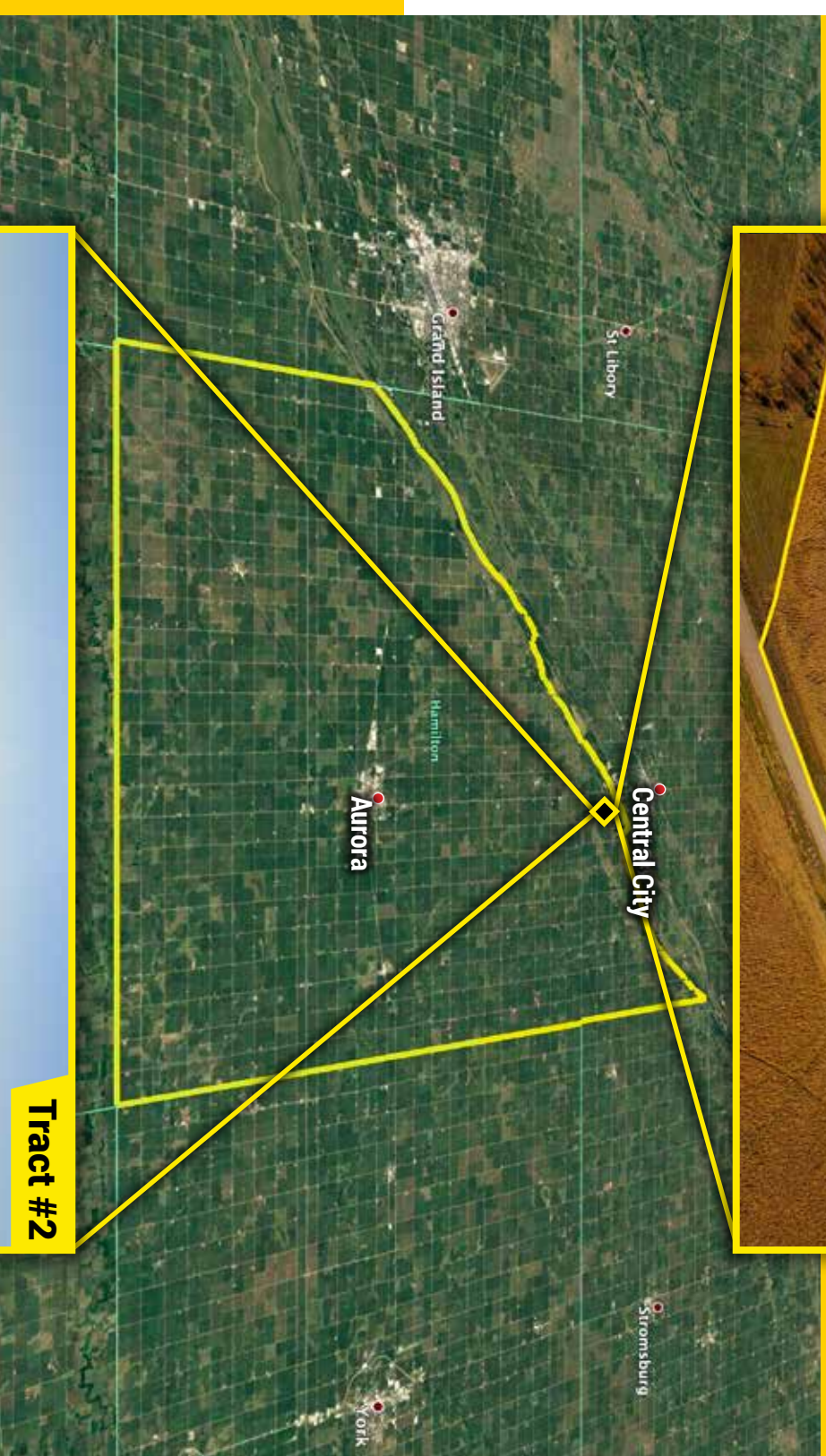
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Tract #1



Tract #2

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