

DRYLAND CROPGROUND
154.33± ACRES MADISON COUNTY, NE

BigIron
REALTY

[EXPERTS IN SELLING LAND]

UNRESERVED ONLINE LAND AUCTION

Bid Online
FEB. 2-16,
2021

BIDDING ENDS AT 10 A.M. CST

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

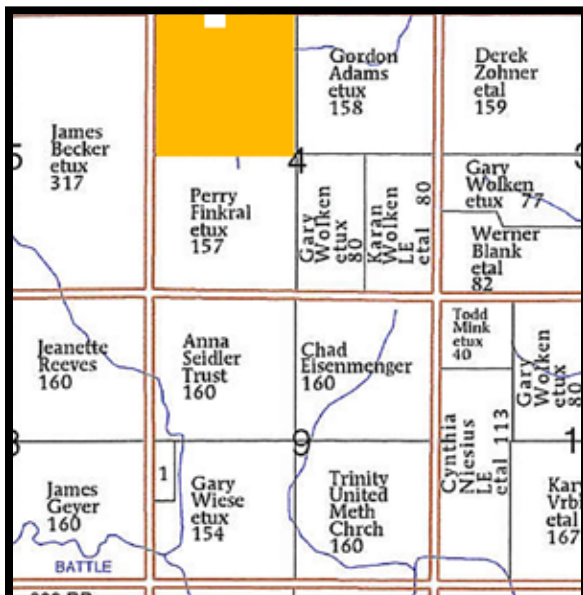
Seller: Edith G. Radenslaben

Contact Your Listing Agent

Dennis Fowlkes 402.741.0809

Explore the Property from Above

DRONE TOUR



Information:

Located near Madison County's center in Northern Schoolcraft township is this 100% farmable dryland farm with Clay Loam soils. The farm was planted to corn last year. There is a double pole power line that passes across the northeast corner of the farm. A building site located approximately mid-way along the north boundary is not included in the sale. Possession for the 2021 crop year will be given at closing. This property is under a wind tower study contract with Lincoln Clean Energy, 2021, and future payments will go to the Buyer.

Location:

From Battle Creek, NE, go 5 miles south to 834th Road, then 3 1/2 miles west (south side). Or from Meadow Grove, NE, go 7 miles south to 834th Road, then 3 miles east.

Legal:

The NW 1/4 less a tract in Section 4-22-3W Madison County, NE, containing 154.33± acres.

Taxes:

\$10,012.68

FSA Data:

Visit www.bigironrealty.com for more information.



Attend the Auction

Tuesday, February 16, 2021

9 A.M. CST until bidding ends

BigIron Realty Office

516 Hale Avenue | Newman Grove, NE 68758

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 February 2, 2021, and ending February 16, 2021, 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 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 March 15, 2021. Possession at closing. 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 Seller will pay the 2020 real estate taxes, 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 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 2021 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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4860 33rd Avenue
Columbus, NE 68601
www.bigironrealty.com



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