

1,094.24± ACRES HOLT & GREELEY COUNTY, NE  
LUSH HAY MEADOW & GRAIN BIN COMMERCIAL PROPERTY

» SELLING IN 5 TRACTS «

# UNRESERVED ONLINE LAND AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**APR. 20-  
MAY 4, 2021**

**BIDDING ENDS AT 10 A.M. CST**

Get a sale bill, register and bid at  
[www.bigironrealty.com](http://www.bigironrealty.com)



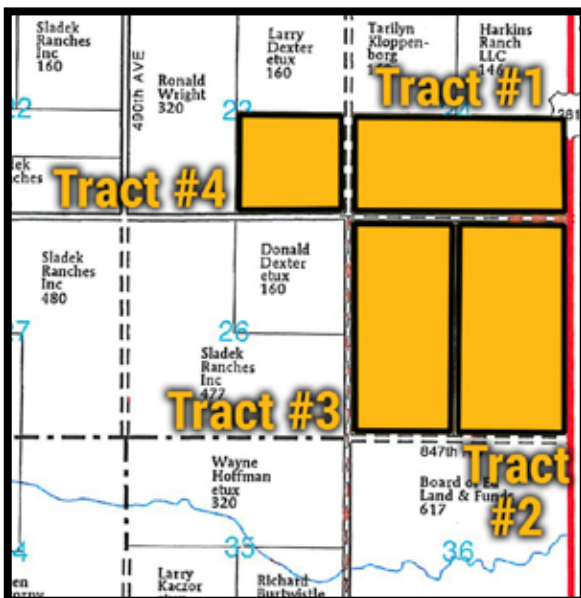
**Seller: The Marvin W. Dugan Estate**

**Contact Your Listing Agents**

**Mark Stock 402.276.2077 | Tom Wingert 402.750.8564**

Explore the Property from Above

**DRONE TOUR**



### Description on Tracts #1-4

There are 4 different tracts of land selling with no reserves. The four tracts are located next to each other, separated by a barbed-wire fence and/or a road. All four tracts are lush hay meadow that has been put up for hay and/or used for early summer or late summer and fall grazing. There is a submersible well on tract 1 and tract 2. Tracts 1 and 2 lay adjacent to US Hwy 281, so there is excellent access. There is also outstanding hunting on all four tracts of land. Possession for 2021 is open and will be given to the Buyer on the date of closing. **Attend the property's public inspection on Friday, April 30, 2021, from 11:00 a.m. to 2:00 p.m., or contact Tom Wingert to schedule a private tour.**

### Tract #1: 310.4± Acres

Legal: The S ½ Section 24-25-12W Holt County, NE.

Taxes: \$4,918.38

### Tract #3: 320± Acres

Legal: The W ½ Section 25-25-12W Holt County, NE.

Taxes: \$3,496.48

### Tract #2: 298.84± Acres

Legal: The E ½ Section 25-25-12W Holt County, NE.

Taxes: \$3,678.64

### Tract #4: 160± Acres

Legal: The SE ¼ Section 23-25-12W Holt County, NE.

Taxes: \$1,975.14

### Tract #5: 5± Acres

**Description:** This property consists of 641,000 bushels of grain storage. There is a 245,000-bushel bin, two 60,000 bushel bins, six 40,000 bushel bins, two 18,000 hopper bins plus a grain dryer, 3-grain legs, scale house, and cement Fairbanks scale. There is a submersible well with hydrants located by the scale house and by the unload pit. There is a grain probe at the scale house and a 500 gal propane tank. All attached fans, motors, and sweep augers are included in the sale. The inside of the bins will need some attention. There is 480 Volt 3 phase power. The grain dryer has not been used in a few years. Some of the concrete under the bins is cracked and broken up. **Please attend the public inspection on April 30, 2021, from 11:00 a.m. to 2:00 p.m., or call Mark Stock to schedule a private tour.** The property sells as is where is with no reserves.

Legal: Pt S ½ SE ¼ Section 12-18-11W and Pt NW ¼ SE ¼ Section 12-18-11W Greeley County, NE, containing 5± acres. The property will be surveyed prior to closing.

Taxes: \$4,779.40



**Attend the Auction  
Tuesday, May 4, 2021  
9 a.m. CST until bidding ends**

**BigIron Office | 213 Beaver St. | St. Edward, NE 68660**

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

The bidding increments will be \$50/acre on Tracts 1-4. The final sale price will be calculated based on the total acres times the highest bid. Tract 5 bidding increments will be \$1,000. The real estate agent reserves the right to adjust bidding increments. You may place bids on this real estate for 14 days beginning April 20, 2021, and ending May 4, 2021, 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 20% non-refundable down payment to be payable to BigIron Realty Trust Account. The purchase agreement will be posted to the website before the sale closes out for potential Buyers to review. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before June 4, 2021. Possession of the cropland will be 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 for tracts 1-4. The Buyer will pay the 2021 taxes on Tracts 1-4. The Tract 5 2021 taxes will be prorated to the date of closing. The Buyer will pay the 2022 real estate taxes. 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 properties, visit

[www.bigironrealty.com](http://www.bigironrealty.com)

# » Location on Tracts #1-4

From Hwy 95 and Hwy 281 junction east of Chambers, NE, go 6 miles south on Hwy 281. The 4 tracts will be on the west side of the highway.

# » Location on Tract #5

South side of Greeley, NE, on Kildare Street.

» Watch for the yellow BigIron Realty signs.



# BigIron REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
[www.bigironrealty.com](http://www.bigironrealty.com)



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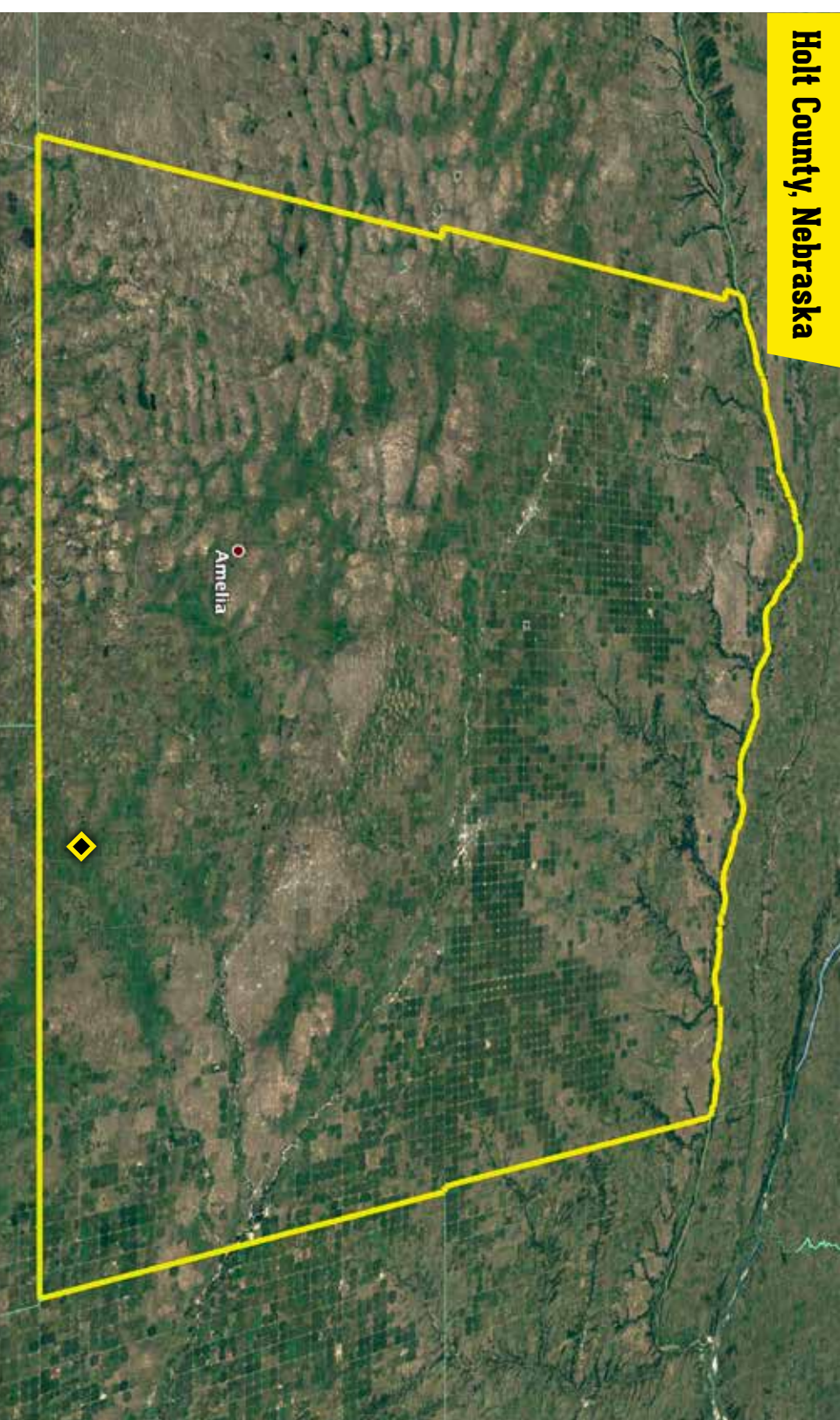
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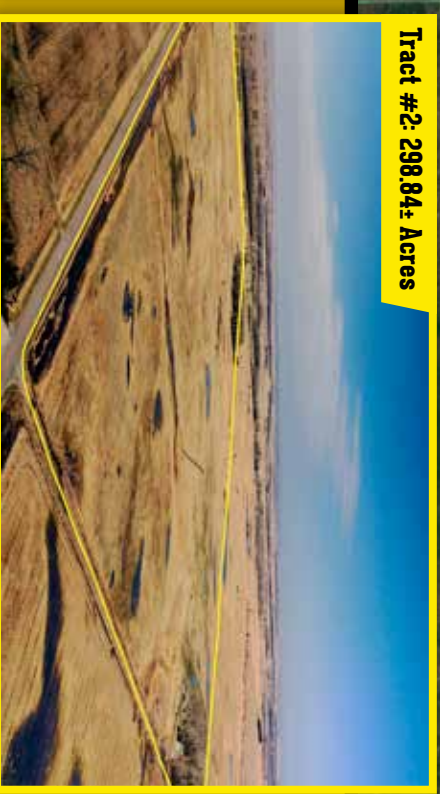
## Holt County, Nebraska



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**Tract #5**

