

# DRYLAND CROPGROUND

## 149.47± ACRES STANTON COUNTY, NE

# UNRESERVED ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**OCT. 28-  
NOV. 11, 2021**

**BIDDING ENDS AT 11 A.M. CST**

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

Explore the Property from Above

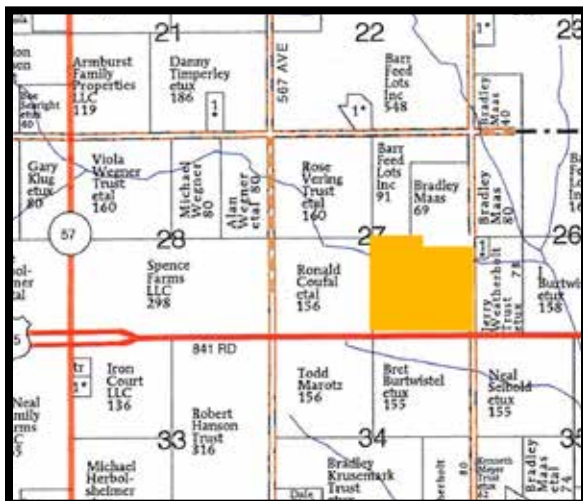
**DRONE TOUR**



**Seller: Beeson Family**

**Contact "Your Farm & Ranch Specialists"**

**John Stock 402.920.3180 | Jim Stock 402.920.0604**



### Information:

This property has approximately 125 acres of dryland crop ground, with the balance being a vacant farm place and a creek line. It has excellent access, being right on Hwy 275.

### Location:

From the intersection of Hwy 275 and Hwy 57, go 2 miles east on Hwy 275.

### Legal:

Part of the SE ¼ of Section 27-24-2E Stanton County, NE, containing 149.47± acres.

**2020 Taxes:** \$7,598.94

### FSA Data:

Visit [www.bigironrealty.com](http://www.bigironrealty.com) for more information.



## Attend the Auction

**Thursday, November 11, 2021**  
**9 a.m. CST until bidding ends**

**BigIron Realty**

**4860 33rd Avenue | Columbus, NE 68601**

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. The final sale price will be calculated based on total acres times the highest bid. The Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning October 28, 2021, and ending November 11, 2021, at 11:00 a.m. CST. 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 \$100,000 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 December 13, 2021. Full possession will be granted on March 1, 2022. The 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 2021 real estate taxes, and 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)