

COMBINATION FARM

305.59± ACRES HAMILTON COUNTY, NE

» SELLING IN 2 TRACTS «

UNRESERVED ONLINE LAND AUCTION

BigIron
REALTY

[EXPERTS IN SELLING LAND]

Bid Online
DEC. 3-17,
2021

BIDDING ENDS AT 1 P.M. CST

Get a salebill, register and bid at
www.bigironrealty.com

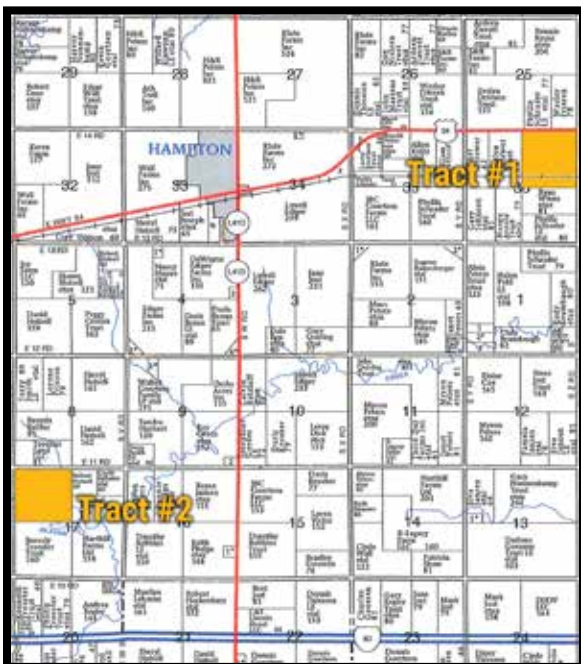
Seller: Troester Land LLC

Contact Your Listing Agent

Jerry Hoegh 402.694.9224

Explore the Property from Above

DRONE TOUR



Tract #1: 145.17± Acres

Legal: The NE ¼ Sec. 36-11-5, exc. Tracts to St & RR Hamilton County, NE.

Location: From Hampton, NE, go 3 miles east on Hwy 34. The farm is on the south side of the road.

Description: Here is your opportunity to own a high-producing Hamilton County farm. The land lies primarily flat and has an excellent location along Hwy 34. There are grain markets and ethanol plants in the area. The pivot and power unit are owned by the tenant and are not included in the sale.

Taxes: \$9,254.00

Tract #2: 160.42± Acres

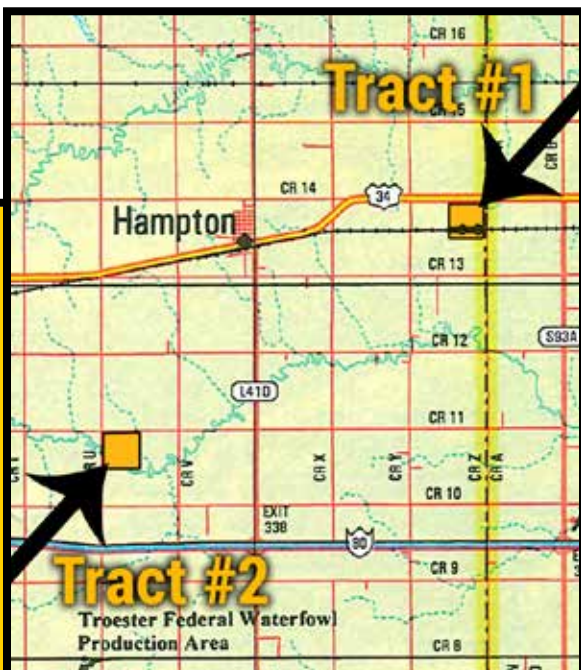
Legal: The NW ¼ Sec. 17-10-5 Hamilton County, NE.

Location: From Hampton, NE, go 2 miles west on Hwy 34, then 2 miles south on U Road.

Description: This combination farm has approximately 110 acres of irrigated cropland with the balance in pasture and trees. The farm has a gentle slope and is currently gravity irrigated. The power unit is owned by the tenant and is not included in the sale.

Taxes: \$7,821.30

FSA Data: Visit www.bigironrealty.com for more information.



Attend the Auction
Friday, December 17, 2021
12 p.m. CST until bidding ends

BigIron Realty Office
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

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 3, 2021, and ending December 17, 2021, at 1:00 p.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 10% 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 wire transfer. The balance will be due at closing on or before January 21, 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. 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

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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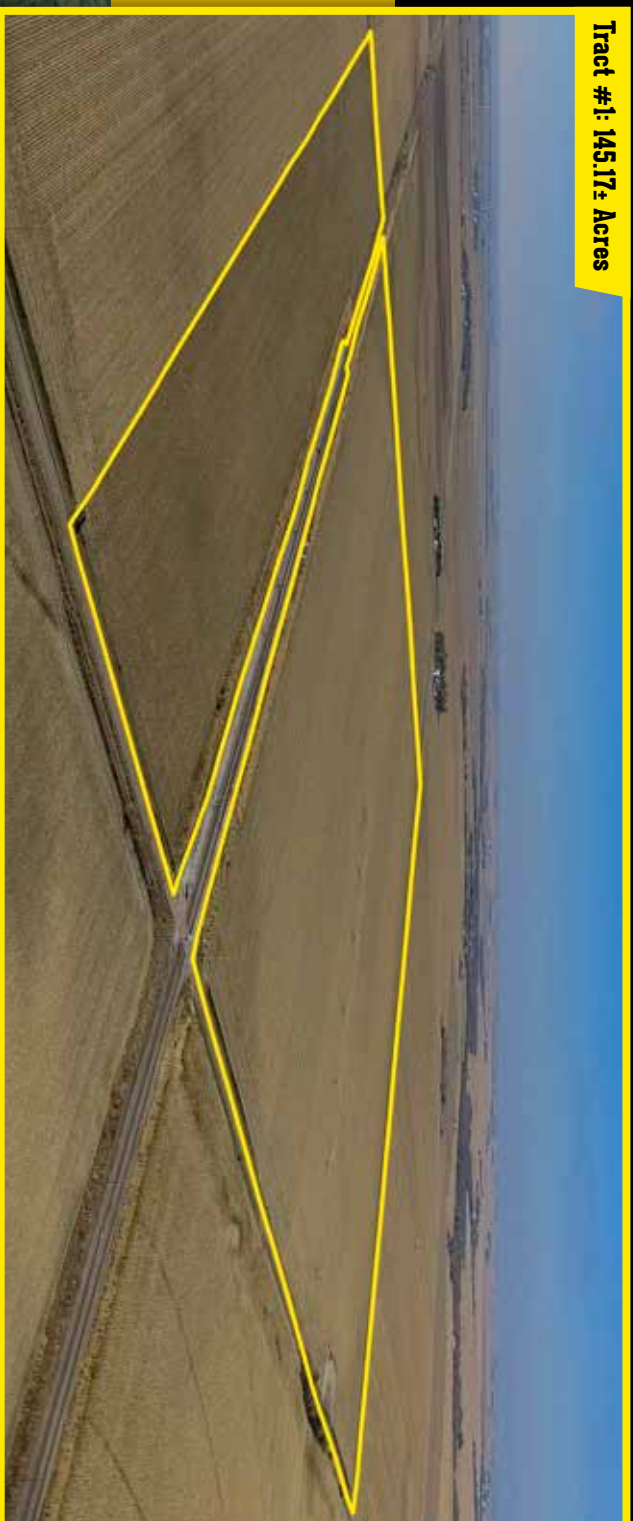
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