

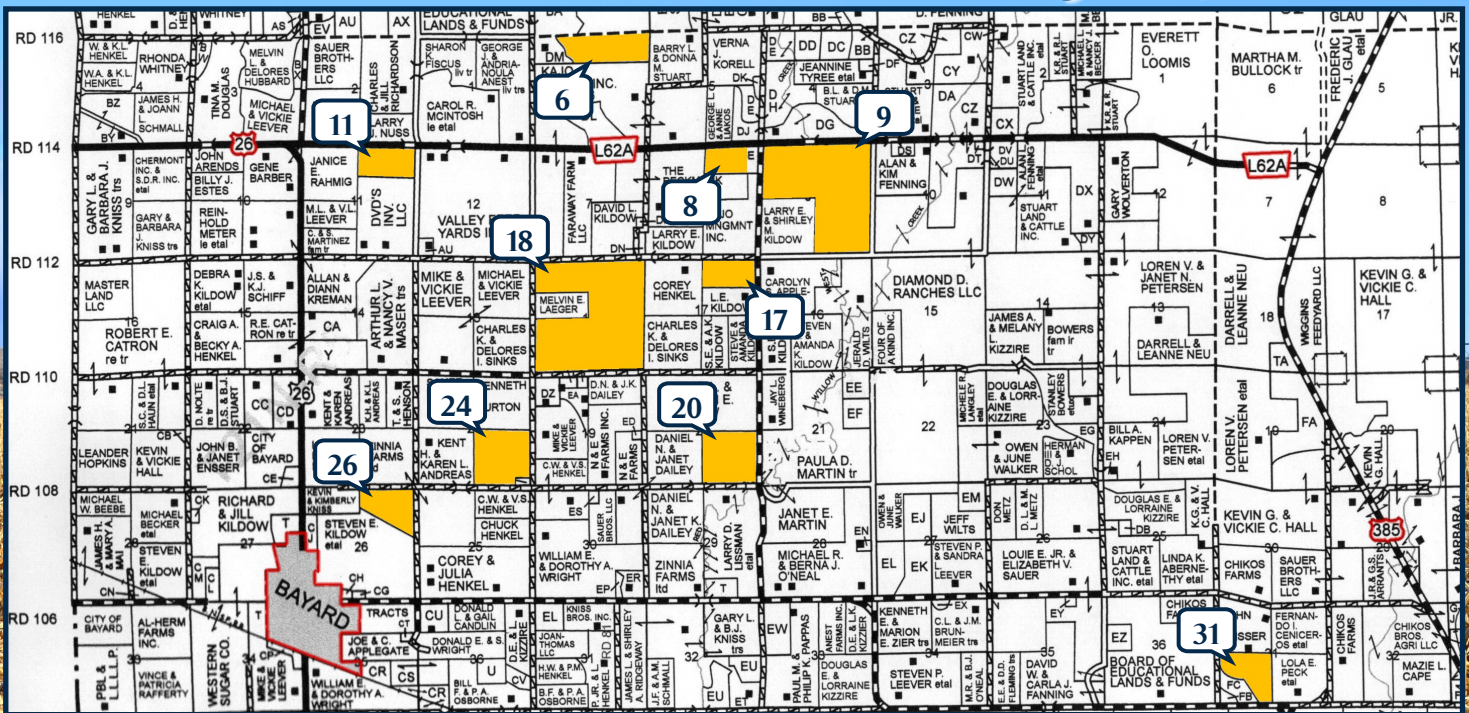
1,855 ACRES IN MORRILL COUNTY, NE QUALITY IRRIGATED FARMS & MORE IN 12 TRACTS

LAND AUCTION

THURSDAY, MARCH 12TH, 2020 · 10:30AM

AUCTION LOCATION: Prairie Winds Community Center, 428 N Main St, Bridgeport, NE.

Tracts located North & East of Bayard, NE



This is a great offering of Quality Irrigated Farms & more sold in 12 Tracts! These parcels include many nice features:

- 13 Newer Center Pivots
- Surface & Well Water
- Live Water
- Good Soils
- 2000 Head Feedlot
- Great Access
- Immediate Possession
- Recreation Opportunity

BID LIVE OR ONLINE!

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www.farmauction.net/MCLand

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For more info call
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TERMS & INFORMATION

SALE TERMS

The Land is to be sold for Cash and is not contingent upon any matter including Buyer obtaining financing. All financial arrangements must be made prior to sale.

On-Line Bidding offered at farmauction.proxibid.com. On-Line Bidders must complete the registration process and be approved at least 48 hrs. prior to the sale.

Sale Day Deposits are due upon being the successful Bidder which requires signing the Purchase Agreement. The balance will be due at Closing on or before **April 30th, 2020**. Please Note that the Closing dates may be adjusted by Thalken Title Company.

Buyers are buying this property in "As Is" condition.

Buyer should be aware that there may be highly erodible land, wetlands, noxious weeds or endangered species on the property.

It is disclosed that any Real Estate Agent may bid for themselves or on behalf of a Client.

The Sellers and Buyer agree to co-operate with "Each Other" if using a 1031 Tax Deferred Exchange, not to exceed the intended closing.

Seller & Buyer agree to indemnify & hold harmless all Agents and Each Other, as to the environmental condition of this property.

All representations made by Kraupie's as Seller's agents are deemed to be correct; however, any potential buyer should rely on their inspections and investigation of the land.

The sale is "Subject to Seller Confirmation; however, it is their intention to sell the property to highest and best bidder.

Bidders must do their investigation and due diligence prior to bidding. The Buyers are buying the property "as is." The information and maps provided are by the various sources deemed reliable, Kraupie's Real Estate & Auctioneers (Agents for the Seller), do not assume responsibility for its accuracy or completeness.

Title: will be issued to the Buyer with a Special Warranty Deed, Free and Clear of all liens and encumbrances, however, subject to Easements and Rights of Way of Record.

Taxes: The Seller will pay all Real Estate taxes to December 31, 2019. Irrigation Taxes (O & M) under Farmers Irrigation and Pathfinder are paid in advance and will be the responsibility of the Buyer.

Minerals: The Seller is reserving no minerals.

The buyers will be required to sign an Agency Disclosure declaring Kraupie's Real Estate & Auctioneers as Seller's Agents.

Auctioneer may refuse to register or may expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer.

Tracts will be sold by the Taxed Acre, Bidders Choice. The High Bidder may take Any Tract or Any Combination of Tracts. There will only be One Round of Selling. The Tracts will close subject to Seller approval.

Deposits: The Buyer shall immediately pay to Kraupie's Real Estate Trust Account the Deposit(s) on each Farm as advertised. The Deposit must be in "Good Funds", Bank Wire or Cashier's Check made payable to the Bidder.

Online bidders will be given one eight-hour business day to execute the Sale Contract. The Terms of Auction are incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.

Announcements at Sale supersede all prior advertising printed, or oral.



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SECTION 6: 119.11 Acres

Combination Farm & Pasture



Combination Farm and Pasture. 62 Acres Flood Irrigated Farmland, gently sloping East to West. 60 Acres pasture ground is traversed by Pathfinder Irrigation Canal. Irrigated rows are 2,000 ft. +/- . This parcel could increase in productivity with center pivot irrigation. Accessed from the West on the North Side of the Canal. The land was in Dry Beans for 2019 and has been roughened.

Land Located: From Bayard, Nebraska 3 1/2 miles North on Hwy. 26 to Jct. then 2 miles East on Hwy L62A to CR 79 then 1 mile North and 1/8 mi. East on North Canal Road.

Legal Description: Lots 1 & 2 of the North Half of the Northeast, Part of Lot 3 in the Northeast of the Northwest, and Part of Lot 4 in the Northwest of the Northwest, All in Section 6, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres are 119.11. 2019 Taxes were \$2,351.30. Currently taxing 60 acres Farmland, 53 acres Grass and 6.1 acres Roads. County appraised value: \$216,520.00 +/-, Taxing on \$149,400.00. Parcel ID # 200078871.

Irrigation Equipment: None Included

Water Rights Information: 80 Acres Water Right under Pathfinder Irrigation District with an Annual Cost of \$2,480.00 O & M

Farm Service Agency Information: 122.42 Acres Farmland, 62.345 Acres Cropland, Corn Base of 35.76 acres.

Soils: All soil on this Farm is Mitchell Very Fine Sandy Loam.

Possession: Buyer will have Full Possession on Closing.

Sale Day Deposit: \$15,000.00.



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SECTION 8: 71.1 Acres

2,000 Head Feedlot & Pivot Irrigated Farm Ground



Well improved small farm with Pivot Irrigated Land and a 2,000 Head Feedlot. Lying along Highway L62A provides great access to markets. Productive Farmland. The newer center pivot irrigates approx. 38 acres on this farm and has the capability of irrigating another 55 +/- acres to the south (on the Beckmark Farm previously leased).

Land Located: From Bayard, Nebraska 3 1/2 miles north on Hwy. 26 to Jct. then 3 1/2 miles East to the Feedlot and the Northwest Corner.

Legal Description: Pt. of the North Half of the Northeast Quarter of Section 8, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebraska. Exact Legal to be Determined by Title Insurance.

Real Estate Tax Information: Total Taxed Acres are 71.1. 2019 Taxes were \$5,036.14 valuing the land at \$117,170.00 , and the Feedlot and Improvements at \$200,135.00. Taxing on \$317,305.00. The total County appraised value is approx. \$369,946.00. Taxing on 45.18 acres Farmland, 13.45 acres Grass, 11.47 acres Feedlot and 1 acre building site. Parcel ID # 200073918.

Feedlot Improvements: Silencer Hydraulic Working Chute • All Steel Working Tub & Loading Chute • Approx. 2,200 feet of Cement Feed Bunk and Apron • Mostly pipe and cable corrals • 1 – 6,800 Bu. Grain Bin • 1 – 4,000 Bu. Grain Bin

Irrigation Equipment: 2017 Valley 6 Tower Pivot. GPS Capable, Booster Pump. 2,280 Hrs., Newer Short Set Pump with 30 HP electric motor set at sediment pond near the pivot point.

Water Rights Information: Farmer's Irrigation District with 46.2 acres Water right with an annual cost of \$1,293.60. NRD ground water: Well ID Number- G-095204, Originally Registered in 1997, Pumping Level at 30 ft. (Registered and used for the Feedlot)

Farm Service Agency Information: 72 +/- acres Farmland (To be adjusted by FSA), 47.54 acres Cropland, Corn Base 27.28 Acres Small Wheat Base.

Soils: Primarily Mitchell and Otero very fine sandy loam 0-1% slope

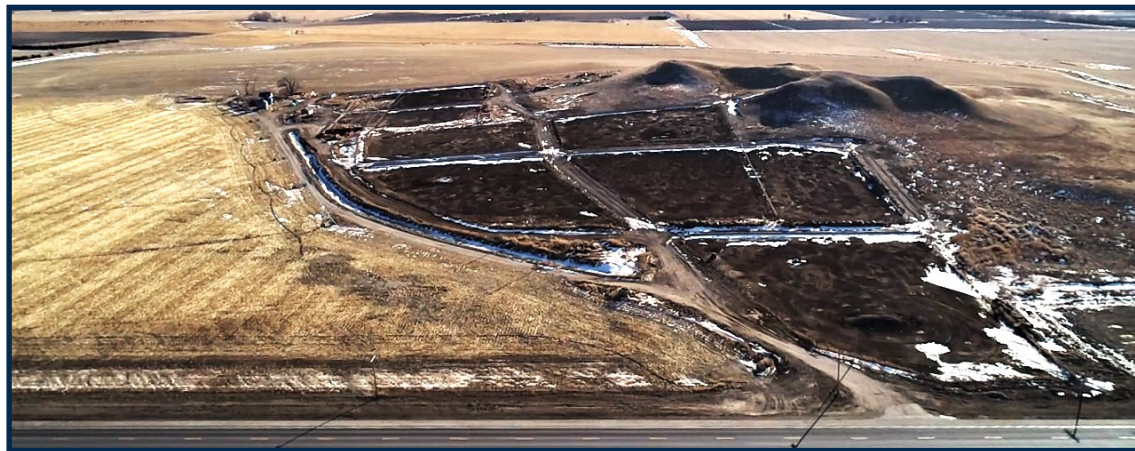
NDEQ (NDEE) Info.: This lot has been permitted for 2,000 Head. IIS # 72636. Not currently in compliance. The new owner may comply with the requirements issued by NDEE or structure the operation into a smaller capacity lot under their guidelines. Requirements are on hold until there is a new Owner. Ask for details.

Depreciation offered by Seller for Irrigation Equipment: \$65,000.00

Note: Highway Improvements are planned for the future.

Possession: On Closing

Sale Day Deposit: \$30,000.00.



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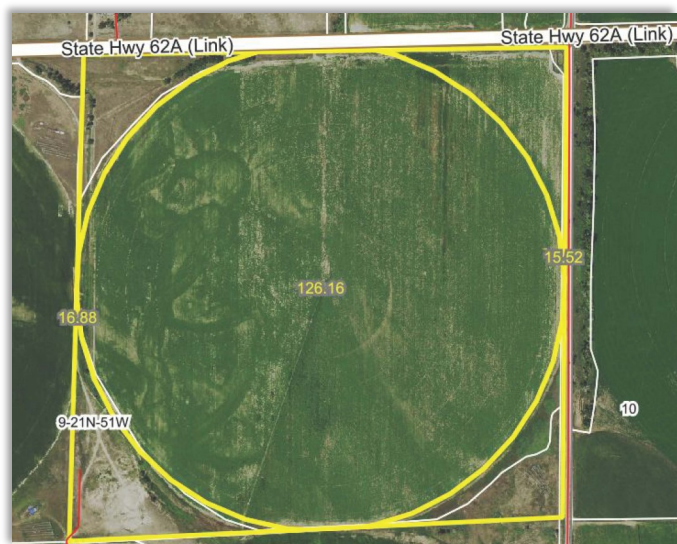
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SECTION 9 - NE 1/4: 156.48 Acres

Pivot Irrigated Farm Ground



Nice Pivot Irrigated Farm lying right next to Hwy. L62A. This Farm includes a newer Center Pivot, with two sources of water possible! There is not an existing well on this Quarter. However, the buyer will have the opportunity to drill a new well under the guidelines of the NRD. The land lays very well for the most part and appears to be very productive. The land was in Corn in 2019. There is also a clay material pit in the southwest corner. An excellent farm for years to come!

Land Located: Bayard, Nebraska, 3 1/2 miles north on Hwy. 26 to Jct. then 4 1/2 miles East to the Northwest corner.

Legal Description: Northeast 1/4 of Section 9, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres: 156.48. The 2019 Taxes were \$4,193.62 valuing the Land at \$388,732.00 (taxing on \$268,220.00). Taxing on 117.21 acres Farmland, 37.27 acres Grass and 2 acres Roads. Parcel ID#'s #200073977, #200073969.

Irrigation Equipment: A 2017 Valley 7 Tower Pivot with Digital Controls, GPS Equipped and Booster Pump. Showing 3,965 Total Hours and 1,077 Wet Hours. The Irrigation Well that served this Pivot is located in the Northwest Quarter, it has a 40h.p. electric motor with underground Pipe running to Pivot in Northwest Quarter then from that Pivot to the East Pivot. It is believed that this well is NOT functional. No water has been measured in the last 5 years.

Water Rights Information: 135 Acres water rights under Farmers Irrigation with annual O & M of \$3,780.00. This water is pumped from the northeast corner from a sediment pond with underground to the pivot point. There is a newer 25 HP. Electric motor and short set pump. NRD WATER: This Quarter will be allotted approximately 128 acres of certified groundwater subject to North Platte NRD guidelines.

Well Information: Well ID Number- G-095205, Originally Registered in 1961 & 1998. Originally Registered at 400 GPM. Does NOT appear functional. Currently with the northwest Quarter the North Platte Natural Resources District Ground Water Indicates 256 Certified Acres with 94 Inches available from 2020 -2024.

Farm Service Agency Information: Indicates 158.1 Acres Farmland, 137.79 Acres Cropland with approximately 79.04 Acres Corn Base, Small Wheat Base.

Soils: Mostly Mitchell Very Fine Sandy Loam and Otero Very Fine Sandy Loam.

Depreciation offered by the Seller for Irrigation Equipment: \$75,000.00

Possession: Full Possession on Closing

NOTE: Highway Improvements are planned for the future.

Sale Day Deposit: \$50,000.00.



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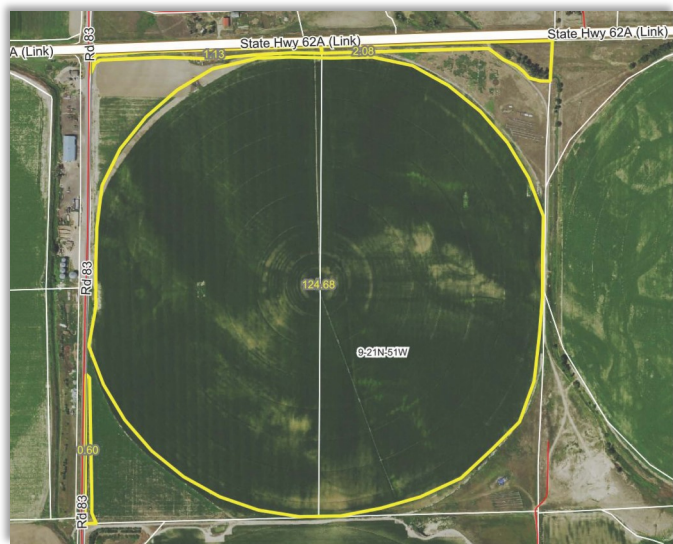
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SECTION 9 - NW 1/4: 158.04 Acres

Pivot Irrigated Farm Ground



Nice Pivot Irrigated Farm lying right next to Hwy. L62A. This Farm includes Two newer Center Pivots, with Two Sources of Water on the full pivots! The land lays very well for the most part and appears to be very productive. The land was in Corn in 2019. An excellent farm for years to come!

Land Located: Bayard, Nebraska, 3 1/2 miles north on Hwy. 26 to Jct. then 4 miles East to the Northwest corner.

Legal Description: Northwest Quarter of Section 9, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres: 158.04. The 2019 Taxes were \$4,932.00 valuing the Land at \$454,166.00. Taxing on 131.06 acres Farmland, 12 acres Grass and 3 acres Roads. Parcel ID#'s 200073993, #200073985.

Irrigation Equipment: A 2017 Reinke 7 Tower Pivot with Digital Control Box, GPS Equipped and Booster Pump, showing 3,286 Hours. Also, in the northwest corner is a 2014 Reinke 3 Tower Pivot, set up to irrigate approx. 4.5 acres, with 92.4 Hours on panel (may be a 2014 model and Will Need Fixed). The Irrigation Well has a 40h.p. electric motor with underground Pipe running to the Pivot and then to the East Pivot. It is believed that this well is NOT functional. No water has been measured in the last 5 years.

Water Rights Information: 142.5 Acres water rights under Farmers Irrigation with annual O & M of \$3,990.00. This water is pumped from the west edge from a sediment pond with underground to the pivot point. There is a 30 HP. Electric motor and short set pump. NRD WATER: This Quarter will be allotted approximately 128 acres of certified groundwater subject to North Platte NRD guidelines. Currently with the northeast Quarter the North Platte Natural Resources District Ground Water Indicates 256 Certified Acres with 94 Inches available from 2020 -2024. Well Information: Well ID Number- G-095205, Originally Registered in 1961 & 1998. Originally Registered at 400 GPM. Well ID Number- G-029689, Originally Registered in 1967 & 1968. Originally Registered at 350 GPM, Pumping Level at 72' (May have only been used for Livestock Well). North Platte Natural Resources District Ground Water Indicates 256 Certified Acres with 94 Inches available from 2020 -2024.

Farm Service Agency Information: Indicates 156.5 Acres Farmland, 152 Acres Cropland with approximately 86.14 Acres Corn Base, Small Wheat Base.

Soils: Mostly Mitchell Very Fine Sandy Loam and Otero Very Fine Sandy Loam.

Depreciation offered by the Seller for Irrigation Equipment \$85,000.00

Possession: Full Possession on Closing

NOTE: Highway Improvements are planned for the future.

Sale Day Deposit: \$50,000.00.

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SECTION 9 - SE 1/4: 154.28 Acres

Farm Ground and Calving Barn



Cattleman's Special! This Quarter has very nice improvements including a 43'x60' Morton Calving Barn setup with 16 Pens and Head Catch and 15' x 20' Heated Vet Room with well-built pipe corrals leading into building, including a 12' x 49' open front livestock shed, Mira font waterer and approximately 200 Ft. of cement bunk line. The farmland was in Edible Beans in 2019 and has been partially roughened.

Land Located: From Bayard, Nebraska 3 1/2 miles north on Hwy. 26 to Jct. then 5 miles East to County Road 85 then 1/2 Mile South to the Northeast Corner.

Legal Description: Pt. of the Southeast Quarter of Section 9 Township 21 North Range 51 West of the 6th P.M. Morrill County, Nebraska. Exact Legal to be Determined by Title Insurance.

Real Estate Tax Information: Total Taxed Acres are 154.28. 2019 Taxes were 4,878.42, valuing the land at \$343,427.53 and the Buildings at \$72,015. For a total of \$414,442.50. The Total County appraised value is approx. \$552,344.00. Parcel ID # 200074027.

Irrigation Equipment: 2015 Reinke 7 Tower Flex Wrap Pivot. GPS Controlled, Booster Pump with 5,524 Hrs., Newer Electric Short Set Pump w/ tank type Bubbler Screen Filter.

Water Rights Information: Farmer's Irrigation District with 100 acres Water right at an annual cost of \$2,800.00. There is No NRD water with this Quarter.

Farm Service Agency Information: 158.37 acres Farmland, 104.12 acres Cropland, Corn Base 29.71 Acres, Small Wheat Base.

Soils: Majority of Soil is Mitchell, Otero, and Glenberg very fine sandy loam.

Depreciation offered by Seller for Irrigation Equip.: \$82,000.00

Possession: Buyer will have Full Possession on Closing.

Sale Day Deposit: \$35,000.00.

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SECTION 11: 79.14 Acres

Pivot Irrigated Farm



Very Nice Nearly Level Half Circle Pivot Irrigated Farm with excellent Access, lying right off Hwy L62A. Shelter Belts on three sides. Wild Horse Creek on East side providing water for Winter Grazing and maybe a little trout fishing! Was in Edible Beans in 2019 and has been roughened.

Land Located: From Bayard, Nebraska 3 1/2 miles North on Hwy. 26 to Jct. then 1/2-mile East on Hwy L62A to Northwest Corner of Property.

Legal Description: North Half of the Northeast Quarter in Section 11, Township 21N, Range 52 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres are 79.14. 2019 Taxes were \$2,509.40. Taxable value: \$159,445.00. County appraised value: \$231,079.00. Taxing on 73.21 acres Farmland, 2.09 acres Shelterbelt and 3.84 acres Grass. Parcel ID # 200076895.

Irrigation Equipment: 2000 Zimmatic 7 Tower Pivot, showing 9481 Hours. Has Short Set Pump with 25 Hp. Electric Motor Pumping underground from West Side. Double Pit for sediment collection and Rotary Screen Filter.

Water Rights Information: Farmer's Irrigation District with 70 acres water right and an Annual O&M of \$1,960.00. No NRD water.

Farm Service Agency Information: 85.32 Acres Farmland, 71.74 Acres Cropland, Corn Base of 34 Acres.

Soils: Primarily Otero Sandy Loam Soil.

Depreciation offered by the Seller for Irrigation Equipment \$34,000.00

Possession: Buyer will have full possession on Closing.

Sale Day Deposit: \$30,000.00.

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SECTION 17: 77.93 Acres

Pivot Irrigated Farm



Very Nice Lying Pivot Irrigated Farm with Two Sources of Water potentially available! Modern Equipment, good productive Soils! The Farm was in Edible Beans in 2019 and has been roughened. This would be a great addition to your portfolio!

Land Located: From Bayard, Nebraska 3 1/2 miles north on Hwy. 26 to Jct. then 4 miles East to County Road 83, then 1 Mile South on Oiled County Road to the Northeast Corner.

Legal Description: Part of the North Half of The Northeast Quarter of Section 17, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres are 77.93. Taxing on 74.95 acres Farmland and 2.98 acres Roads. 2019 Taxes were 2,577.38. Taxing on \$163,765.00 County Appraised Value: \$237,340.00. Parcel ID # 200074493

Irrigation Equipment: 2017 Reinke 7 Tower Pivot, GPS Controlled, Digital Control Panel showing 5,897 Hrs., Booster Pump, Newer 25 H.P. Electric Motor with Short Set Pump, Under Ground Pipe Running from the West to Pivot Point. Rotary Screen Filter in Pit (May need minor repair)

Water Rights Information: This Farm has 78 acres Farmers Irrigation District water right with an annual O&M of \$2,184.00.

NRD Ground Water, there are 76.1 acres certified. Certified Under Well # G-067837 (The Buyer will need to go through the severed well Program with the NRD. The Buyer will have the right to drill their own well.)

Farm Service Agency Information: 76.48 acres Farmland with 76.48 acres Cropland, Corn Base 43.87 Acres, Small Wheat Base.

Soils: Primarily Mitchell very fine sandy loam, Class II Soil (0 to 3% slope)

Depreciation offered by the Seller for Irrigation Equipment \$67,000.00

NOTE: Highway Improvements are planned for the future.

Possession: In Full on Closing.

Sale Day Deposit: \$30,000.00.

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SECTION 18: 564 Acres

Pivot Irrigated Farm with Live Water



This Section has the potential to be a very versatile farm, including income producing farm ground, prime winter grazing with winter protection and live water and plenty of opportunities for year-around stock water, waterfowl and big game hunting. This property does have some prairie dogs. All center pivots are newer machines with potential of two sources of water on each of the four pivots.

Land Located: From Bayard, Nebraska 1 1/2 miles North on Hwy. 26 to County Road 110 then 2 Miles East to the South West Corner.

Legal Description: The North 1/2 of the Northwest 1/4, East 1/2, Southwest 1/4 all in Section 18, Township 21N, Range 51 West of the 6th. P.M. Morrill County, Nebraska.

REAL ESTATE TAX INFORMATION:

Totals: 2019 taxes: \$12,678.78. Total taxable acres 546.11. Taxable value \$805,600.00. County Appraised value \$1,165,535.00. 345.7 acres Farmland, 185.9 acres Grass, 10.51 acres Roads & 4 acres waste. (Parcel ID # 200074604, Parcel ID # 200074582, Parcel ID# 200074590, Parcel ID# 200074620)

Total O & M: \$10,080.00. Total Surface Water Rights: 360 acres. Total NRD Acres: 343.2.

Soils: 37% Sarben Very Fine Sandy Loam, Balance is Yockey, Otero, Barney, and Lisco Very fine sandy Loam.

Depreciation offered by the Seller for Irrigation Equipment \$260,000.00

Possession: In Full On Closing.

Sale Day Deposit: \$100,000.00

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SECTION 18: 564 Acres

Pivot Irrigated Farm with Live Water

FARM SERVICE AGENCY INFORMATION, WATER RIGHTS, & IRRIGATION EQUIPMENT:

(N1/2NW1/4)

FSA: 78.72 acres Farmland, 78.72 acres Cropland, Corn Base 50.51 Acres, Small Wheat Base. PLC Yield 125 bu.

Irrigation Equipment: 2014 Reinke 7 Tower Pivot with drops and low-pressure nozzles. Hour meter shows 6,963. Newer touch screen panel, 20 HP Electric motor and pump.

Water Rights: 68 acres Surface Water from Farmers Irrigation. Annual O & M \$1,904.00. Note: not currently supplying the center pivot. Ground water well: Reg. # G-063800 located at the pivot point. Completed in 1980, Registered for 80 acres, 350 gpm, 12 ft. Static Level, 66 ft. Pumping Level.

North Platte Natural Resources Info. (NRD): 71.7 acres Certified ground water, new allocation period beginning in 2020 to 2024 shows 94 inches available (includes 24 inches of carry forward).

2019 Crop: Approx. 75 acres Edible Beans.

(NE1/4) (SE1/4)

FSA: 296.23 acres Farmland, 143.33 acres Cropland, Corn Base 71.98 Acres, Small Wheat Base. PLC Yield 125 bu. & 143 bu.

Irrigation Equipment: (NE1/4) 2017 Valley 6 Tower Pivot with touch screen Panel, 38" Wheels, Booster Pump. Hour Meter shows 1,954 Total and 1,928 hours wet. (SE1/4) 2017 Reinke 7 Tower Pivot, 38" Wheels, Booster Pump. Hour Meter Shows 1,800 Hours. This pivot's water comes from a surface water ditch from the West with underground pipe going to pivot point. There is a short set pump with rotating screen. The pivot control panel is at the pit. This Pivot does have bridges in place to cross drainage creek.

Water Rights: 160 acres Surface Water from Farmers Irrigation. Annual O & M \$4,480.00. Note: North Pivot is Not Currently plumbed to use ditch water. Ground water well: Reg. # G-032119 located between two Pivots in bottom of draw. Completed in 1969, Registered for 22 acres, 800 gpm, 18 ft. Static Level, 80 ft. Pumping Level.

North Platte Natural Resources Info. (NRD): 138.4 acres Certified ground water, new allocation period beginning in 2020 to 2024 shows 94 inches available (includes 24 inches of carry forward). There may be some work to do with the NRD to get certified acres under pivot for Certification numbers 2992 and 3595. NOTE: *Under same certification.*

2019 Crop: (NE1/4) Approx. 67 acres Edible Beans, (SE1/4) Approx. 63 acres Corn

(SW1/4)

FSA: 158.26 acres Farmland, 130.9 acres Cropland, Corn Base 80.42 Acres, PLC Yield 125 bu.

Irrigation Equipment: 2015 Reinke 7 Tower Pivot, 38" Wheels, Booster Pump, Digital Control Panel. Hour Meter Shows 6,929. Pivot is Currently Well Water only with 40 H.P. Electric Motor

Water Rights: 132 acres Surface Water from Farmers Irrigation. Annual O & M \$3,696.00. Currently, the SW1/4 has well water only but arrangements have been made for a pipeline from Farmers Irrigation from ½ mile west. Ground water well: Reg. # G-033624 located in the NE ¼ of the SW1/4, Completed in 1970, Registered for 133.1 acres, 800 gpm, 24 ft. Static Level, 80 ft. Pumping Level.

North Platte Natural Resources Info. (NRD): 133.1 acres Certified ground water, new allocation period beginning in 2020 to 2024 shows 70 inches available. in North East Part of Field with underground going to Pivot Point, Control panel is at the pivot point.

2019 Crop: Approx. 75 acres Corn & 48 acres Alfalfa.



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SECTION 20: 160 Acres

Combination Farm



The Red Willow Quarter is a Nice 160 Acre combination farm with pivot irrigated farm ground, sub-irrigated pasture and a portion of Red Willow Creek, highlighted by mature trees with aesthetically pleasing creek. Newer Irrigation equipment is set up to irrigate farm ground that is still in the early stages of development. Farm ground lies fairly flat and should be a good producing farm in the future. All in Corn in 2019. Keep an eye on this place for homesite development in the Southeast corner!

Land Located: From Bayard, Nebraska 3 1/2 miles North on Hwy. 26 to Jct., then 4 miles East to Oil County Road 83, then 2 1/2 miles South to the Northeast Corner.

Legal Description: South East 1/4 of Section 20, Township 21N, Range 51 West of the 6th P.M. Morrill County, Nebr.

Real Estate Tax Information: Total Taxed Acres are 160. Taxes were \$3,163.94. Taxable value \$201,035.00. County Appraised value is \$291,355.00. Taxing on 79 acres Farmland, 77 acres Grass and 4 acres of Roads. Parcel ID # 200074817.

Irrigation Equipment: 2013 Valley 6 Tower Center Pivot, Booster Pump, 38" Tires, GPS Controlled, Newer Digital Panel. Pivot is fed by Ditchwater from the Northeast corner underground with new short set pump and 25 Hp. electric motor. The 2 end towers of this pivot are currently on the ground, the estimated cost to repair this is \$5,500.00 to \$9,000.00.

Water Rights Information: Farmer's Irrigation District, 98.5 acres Water right with an annual O & M of \$2,660.20. There is No NRD water with this Quarter.

Farm Service Agency Information: 157.56 acres Farmland, 108.65 acres Cropland, Corn Base 46.08 Acres, 125 bu. PLC Yield.

Soils: Majority of Soil is Sarben Very Fine Sandy Loam.

Depreciation offered by Seller for Irrig. Equip. \$71,000.00

Possession: Full Possession on Closing.

Sale Day Deposit: \$40,000.00.



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1,855 Acres
Morrill County, NE
Land Auction

SECTION 24: 153.77 Acres

Pivot Irrigated Farm



Very Nice Full quarter pivot with excellent location and topography. This Quarter is irrigated with a Valley 7 Tower Pivot. This should be an excellent producing clean farm. Mature shelter belt on the North and West side should provide good winter protection for livestock. The acreage in the Southeast corner is not included with this property. The pivot was all corn in 2019.

Land Located: From Bayard, Nebraska: ½ Mile North on Hwy 26 to Road 108, then 1½ mile east to the southwest corner of property.

Legal Description: South East ¼ of Section 24, Township 21N, Range 52 West of the 6th P.M. Morrill County, Nebraska, Except 6.22 acres in Southeast corner.

Real Estate Tax Information: Total Taxed Acres are 153.77. 2019 Taxes were \$5,082.28. Taxable value - \$322,925.00. County Appraised value is \$468,007.00 +/- Taxing on 148.85 acres farmland and 4.92 acres Roads. Parcel ID # 200077751.

Irrigation Equipment: 2002 Valley 7 Tower Center Pivot, Valley Select control box, Hour Meter shows 19,523, with 19,404 Wet Hours. Pivot has Ditch water with underground pipeline, pit and Short set pump at Pivot point with 25 hp. Electric Motor and rotating screen (may need repair).

Water Rights Information: There are 155 acres Water right under Farmer's Irrigation District with an annual O & M of \$4,340.00. There is No NRD water with this Quarter.

Farm Service Agency Information: FSA shows 153.22 acres Farmland, 150.03 acres Cropland, Corn Base 86.05 Acres, 9.66 acres Wheat base. 143 Bu. PLC Yield.

Soils: 99% Tripp Very Fine Sandy Loam. SRPG Rating of 56.5

Depreciation offered by Seller for Irrigation Equip. \$34,000.00

Possession: Buyer will have Full Possession on Closing.

Sale Day Deposit: \$50,000.00

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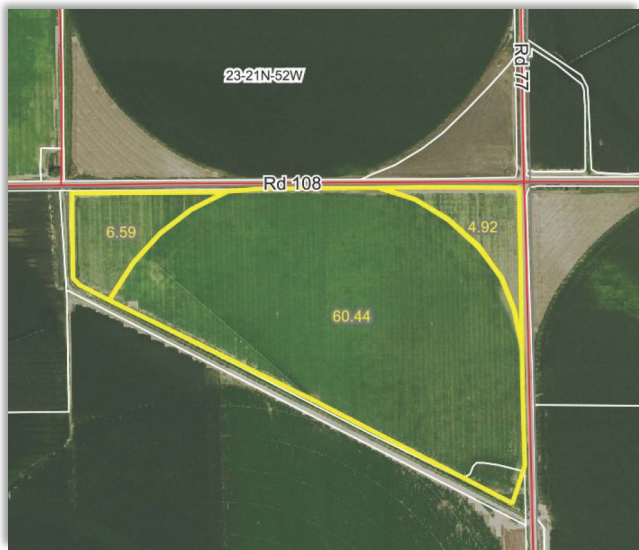
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**1,855 Acres
Morrill County, NE
Land Auction**

SECTION 26: 75 Acres

Pivot Irrigated Farm



Super Nice half pivot close to Bayard with nearly all acres farmable! This farm has excellent access with modern equipment and easy access to water. This is a very flat farm with good soils and should be a good producing farm. This farm was all in edible beans in 2019 and has been roughened.

Land Located: From Bayard, Nebraska: ½ Mile North on Hwy 26 to Road 108, then ½ mile east to the northwest corner of property.

Legal Description: Pt of the Northeast ¼ (Lying North of the Lateral) of Section 26, Township 21N, Range 52 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres are 75.0. 2019 Taxes were \$2,510.34. Taxable value - \$159,505.00. County Appraised value is \$231,166.00. Taxing on 73 acres farmland and 2 acres of Roads. Parcel ID # 200118032.

Irrigation Equipment: 2017 Reinke 6 Tower Center Pivot, RPM Preferred with touch technology panel box, GPS Equipped, Hour Meter shows 2,684 Hrs. Pivot has Ditch water with a newer short set pump and 15 hp. Electric Motor in Southeast corner of property, underground pipeline runs from there to pivot point. There is a Pipeline on North boundary of property running East to irrigate Northeast corner of property by flood irrigation.

Water Rights Information: Farmer's Irrigation District: 78.1 acres Water right with an annual O & M of \$2,186.80. There is No NRD water with this Farm.

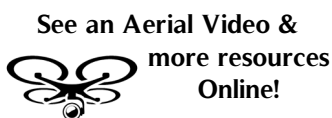
Farm Service Agency Information: FSA shows 78.2 acres Farmland, 71.74 acres Cropland, Corn Base 25.9 Acres, 163 Bu. PLC Yield.

Soils: 100% Tripp Very Fine Sandy Loam. SRPG Rating of 59

Depreciation offered by the Seller for Irrigation Equipment: \$67,000.00

Possession: Buyer will have Full Possession on Closing.

Sale Day Deposit: \$30,000.00.



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1,855 Acres
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SECTION 31: 104.14 Acres

Productive Farm



This is a nice productive farm with up to half mile rows. This has been an historically productive farm. This farm has good access lying adjacent to an oiled county road 104. Center Pivot potential.

Land Located: From Bridgeport, 4 ½ miles North on Hwy 385 to Road 104 then 1 ¼ Miles West to the Southeast corner.

Legal Description: (Pt of Tax Lots 11-12-13-14) Section 31, Township 21N, Range 50 West of the 6th P.M. Morrill County, Nebraska.

Real Estate Tax Information: Total Taxed Acres are 104.14. Taxes were \$3,330.16. Currently taxing 94 acres farm ground, 8 acres grass and 2.14 acres of roads. Taxable value \$208,670.00. County Appraised value is \$302,420.00. Parcel ID # 200118997.

Irrigation Equipment: There is no irrigation equipment with this farm.

Water Rights Information: Northport Irrigation District, with 101 acres Water right. Paid in arrears the annual cost is \$3,181.50. There is No NRD water with this Farm.

Farm Service Agency Information: FSA shows 106.05 acres Farmland, 97.01 acres Cropland, Corn Base 46.05 Acres, 145 Bu. PLC Yield.

Soils: Mitchell and Bridget Very Fine Sandy Loam Soil on majority of this farm. SRPG Rating of 49.4

Possession: Buyer will have Full Possession on Closing.

Sale Day Deposit: \$25,000.00.



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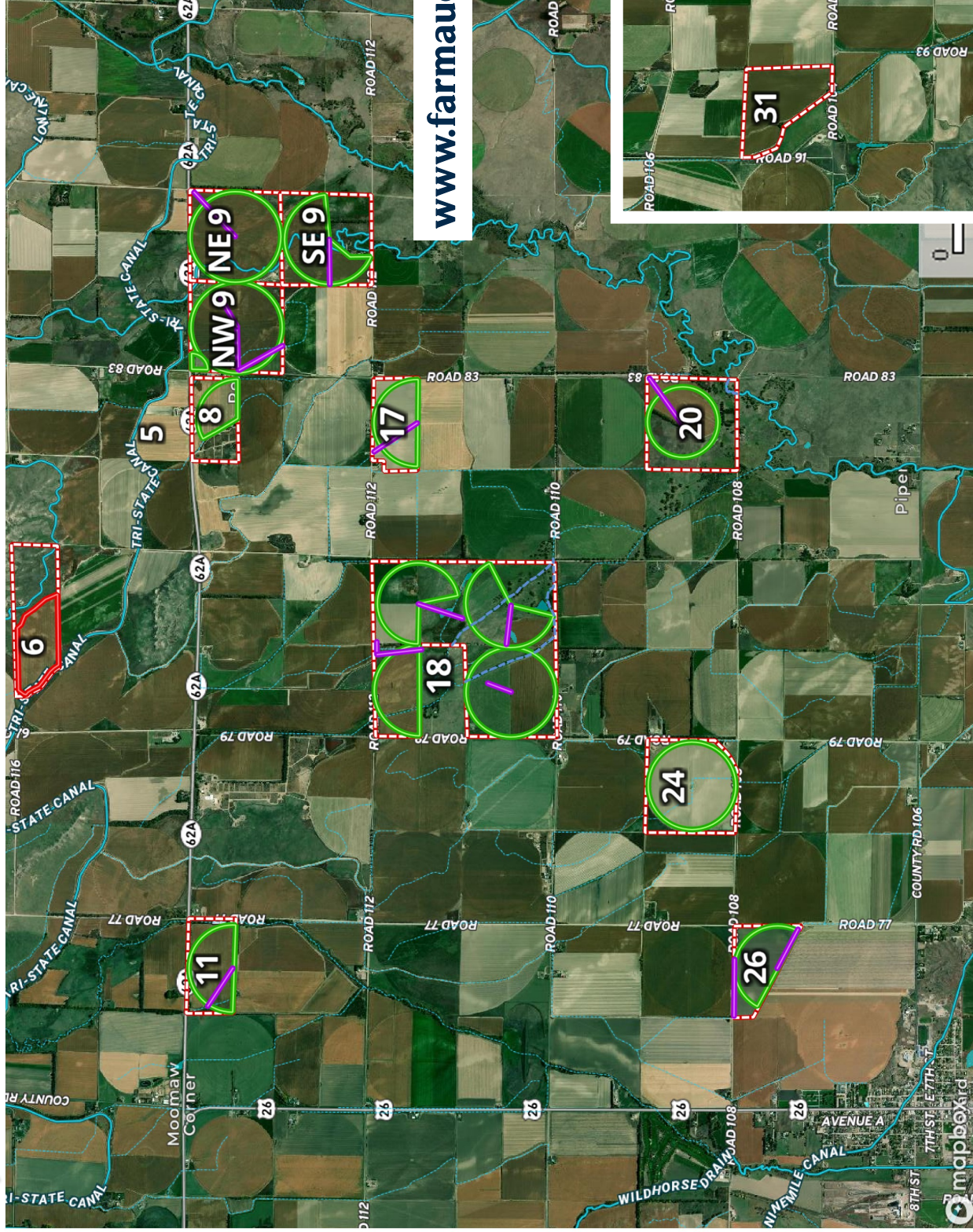
**THURSDAY,
MARCH 12TH
• 10:30AM**

AUCTION LOCATION: Prairie
Winds Community Center,
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