

Development Ground/Farm Ground in the City of Gering 42.13 Acres

NOTE: This information is for the entire Parcel. This Parcel will be offered in 3 Tracts.

Excellent Location for Housing Development!

**Bordered by D Street on the South. Street Planning with
Future Access from J Street, I Street, H Street and Pappas.**

Currently Zoned Residential Medium-Density.

Currently Flood Irrigated Farmland with a Tenant in Place.

Land Located: In Gering, Nebraska. At the East edge of Gering on M Street go south on Pappas then West to the East boundary. Parcel 3 accessed by D Street.

Legal Descriptions: Determined By Survey and Title Insurance.

Real Estate Tax Information: Total Taxed Acres are 42.13. 2021 Taxes were \$924.90. Currently taxing as Ag Land and Farm sites.

Parcel #1: 15.75 Taxed Acres. 2021 RE Tax: \$610.94. North Parcel accessed by I & J Street to the east and 2nd Street from the north. Tax ID#'s: 010000457 and 010329846. **Sale Day Deposit:** \$10,000.00

Parcel #2: 22.33 Taxed Acres. 2021 RE Tax \$186.46. Larger South Parcel accessed by H Street and Pappas. Tax ID #: 010019022. **Sale Day Deposit:** \$15,000.00

Parcel #3: 4.05 Taxed Acres. 2021 RE Tax: \$127.50. Smaller South Parcel next to McLellan Park accessed by D Street. Tax ID#: 010296492. **Sale Day Deposit:** \$2,500.00

Land Lease Information: The Farm is Leased for the 2022 crop year to Ted Roth on a "Crop Share Basis". The Crop share is 1/3 to Landlord 2/3 to Tenant for all Crops except Beets which is 1/3 to Landlord and 3/4 to Tenant. Landlord pays all Real Estate and Water Taxes as well as the Landlord's share of Fertilizer and chemicals. This years crop plan is all corn. The Buyer will receive their 1/3 share harvested and delivered to the elevator.

Water Rights Information: 62.5 Acres Water Right under Gering Irrigation District with the total 2021 Assessment on all three Parcels of \$1,437.27 at \$23.00 per acre (O & M).

Farm Service Agency Information: 36.92 Acres Farmland, 36.92 Acres Cropland, Corn Base of 19.7 acres. (Base will be split on a cropland/acre basis if separated).

Soils: Primarily All soil on this Farm is Mitchell Silt Loam 0% to 1% slope. SRPG 47.9.

Possession: Buyer will have Possession on Closing subject to Tenant's Rights.

Terms: All Parcels are to be Sold for Cash, not contingent upon any matter including financing. All financial arrangements must be made prior to bidding. Proof of funds may be required at the discretion of the Broker. All inspections must be made prior to the Auction. Buyers are buying the property in "as-is" condition.

THIS IS A LIVE WEB CAST AUCTION – BID LIVE OR ONLINE. All Online Bidders must register to bid and be approved by the Auction Company PRIOR to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions as provided. The winning bidder is required to execute the Purchase Agreement and applicable Disclosures. The Buyer(s) are required to deliver the deposit for Each Tract in the form of wire transfer, cashier's check, personal check, or cash to our office before 12:00pm on **April 27th, 2022**. The balance of the Purchase Price will be due at Closing on or Before **June 9, 2022**. The Sale is subject to Seller Confirmation however, It Is The Intention Of The Seller To Sell To The Highest And Best Bidder. Announcements provided at Auction closing time supersede any prior advertising, printed or oral.

These Parcel will also be Sold by the dollars per acre. Rounded to the nearest taxed acre.

***Please Note the Surveyed Acreages differ from the Taxed Acres.**



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