

# FARMLAND AND ACREAGE PARCELS

**Land Located:** West of Scottsbluff, Nebraska. Approximately 3.8 miles West of Jct. 26 and Hwy 71 on Hwy. 26 then 1/2 mile north on Sunflower Oil Road. (to southeast corner of Parcel 4).

**Parcel #4:** Productive Irrigated Farm bordering Sunflower Oil Rd. for ¾ mile. 61 acres under Pivot, 33 acres Flood Irrigated (+/-). Total Acres in Tract as offered: 105.72 +/-, (from a total of 109.78 taxed acres). **Soils:** Primarily Alice Loamy Fine Sand and Dailey and Valent Loamy Fine Sand 0% to 3% slope. 2021 RE Taxes: \$2,892.10. Tax ID #(s): 010044957 and 010044930, **Legal Description:** Pt. E1/2E1/2 Section 31 Twp. 23 N R 55 West of the 6<sup>th</sup> PM in Scotts Bluff County, Nebraska. **Irrigation Tax:** \$3,317.00 on 107 acres of water right. (2022). **Sale Day Deposit:** \$40,000.00.

**Parcel # 5:** Productive Irrigated Farm. Great Access! North of CR "F" and borders Sunflower Oil Rd.. 61.5 Acres Pivot Irrigated (+/-). Total Acres as Offered: 68.30 +/-, (from a total of 78.42 taxed acres in the 80). **Soils:** Primarily Tripp Very Fine Sandy Loam 0% to 1% slope. 2021 RE Taxes: \$3,555.54. (to be adjusted if sold in separate parcels) Tax ID #: 010044922. **Legal Description:** Pt. S1/2SE1/4 Section 30 Twp. 23 N R 55 West of the 6<sup>th</sup> PM in Scotts Bluff County, NE. **Irrigation Tax:** \$2,418.00 on 78 acres of water right. (2022). **Sale Day Deposit:** \$30,000.00.

**Parcel #6:** Nice Country Acreage with Water Right ½ mile West of Sunflower Oil Rd. on CR "F". The 5.8 acre field in the southwest corner will be planted to Corn. 27.5 acres Farmground. This Parcel gets overflow water from the irrigation pit on Parcel 5 and 30 other headgate opportunities. Currently hard to irrigate. **Taxed Acres: 29.34.** 2021 RE Taxes: Tax ID #010044906 **Soils:** Primarily Tripp Very Fine Sandy Loam 0% to 3% slope. **Legal Description:** Pt. SW1/4 Section 30 Twp. 23 N R 55 West of the 6<sup>th</sup> PM in Scotts Bluff County, Nebraska. **Irrigation Tax:** \$589.00 on 19 acres water right (2022). **Sale Day Deposit:** \$10,000.00.

**Parcel # 7:** Nice Building Site bordering Sunflower Oil Rd. North of CR F Surveyed Acres: 5.90. Tax ID#: currently part of 010044922. Irrigation Tax and FSA Base acres Stay with Parcel 5. **Legal Description:** determined by existing Survey. This Parcel is planted to a cover crop and the Tenant will harvest the forage around the 1<sup>st</sup> to the middle of June, and will release possession after crop is harvested. (if sold separate). **Sale Day Deposit:** \$3,000.00.

**Parcel # 8:** Nice Building Site bordering Sunflower Oil South of CR F. Surveyed Acres: 4.06. Tax ID#: currently part of 010044930. **Irrigation Tax** and FSA Base acres Stay with Parcel 4. **Legal Description:** determined by existing Survey. This Parcel is planted to a cover crop and the Tenant will harvest the forage around the 1<sup>st</sup> to the middle of June, and will release possession after crop is harvested.(if sold separate). **Sale Day Deposit:** \$3,000.00.

**Parcel #9:** Home and Buildings Located at 170516 CR "F". The Home is 1,248 Sq. Ft. with 2 Bedrooms and 1 Bath. New roof in 2014. The Home has had good care by the current Tenant and has had some updates. Detached 26'x 28' Garage. 48x32 Steel Quonset type Machine Shed (older). Nice Old Barn (36'X28') with "Hay Mow". The Barn has had good care and is still a good old Barn.. Surveyed Acres: 4.22. Tax ID#: currently part of 010044930. This Tract will sell last and by the "Lump Sum". Irrigation Tax and FSA Base acres Stay with Parcel 5. **Legal Description:** determined by existing Survey. The Home is currently rented on a Month-to-Month Basis. Buyer will have possession on Closing. The Home Tenant would like to continue to rent. The Farm Tenant has equipment on the premises and plans to remove his items of Personal Property on or before Closing unless other arrangements are made. **Sale Day Deposit:** \$15,000.00.

**FSA Information on Parcels 4,5 and 6.:** 211.51 acres Farmland, 195.28 acres Cropland, 91 Acres Corn Base, PLC Yield 143 bu.. (Base will be split on a cropland/acre basis).The Buyer will receive the Landlord's share of the 2022 Farm Service Agency payments (if any).

**Land Lease Information:** The Farm is Leased for the 2022 crop year to Mark Spencer on a "Crop Share Basis". The Crop share is 1/3 to Landlord 2/3 to Tenant for all Crops except Beets which is 1/4 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. The Pivots are owned by the Tenant. The Tenant will be responsible to harvest the crop and deliver to the Elevator. The Tenant would like to continue to farm the land . Tenant rights expire March 1, 2023. The Crop will be harvested and delivered to the Elevator by the Tenant.

**Irrigation Equipment:** The Seller owns the Pumps, Underground Pipe and Wire and Are Included. The Pivots and Pumps are owned by the Tenant and are Not included. The Tenant would negotiate a "Buy Out" on the Pivots. The North Pivot is a 2013 and the south Pivot is a 2014 model.

**Possession:** Buyer will have Possession on Closing subject to the Tenant's Rights. The Buyer will receive All crop share revenue for the 2022 crop year.

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## All Parcels will also be Sold by the dollars per acre. Rounded to the nearest taxed acre.

**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 and 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.