

2 Irrigated Quarters • Box Butte Co., NE



LIVE WEBCAST AUCTION ONLINE

Tuesday, August 2nd, 2022 • 12:15pm

LAND LOCATION:

SE1/4 Section 11: From Alliance, NE, 3 miles North on Hwy. 87 and 4¼ miles East on Logan Road to the southwest corner.

NE1/4 Section 22: From Alliance, NE 2 miles North on Hwy. 87 and 3½ miles East on Madison Road to the northwest corner.

- **331 Total Acres**
- **279 NRD Certified Irrigated Acres**
- **NE¼ 22 - Possible Hay Producer**
- **SE¼ 11 - 245 bu. Corn Yield in '21**

Here's a great opportunity to buy Center Pivot Irrigated Farms with great proximity to markets! Land is in a good state of cultivation with excellent Tenant in place. This allows Buyer to receive a benefit from the 2022 crop in a very short time from closing to harvest!

Legal Descriptions: Pt. of SE1/4 SE1/4 Section 11, NE1/4 NE1/4 Section 22 All in Twp. 25N R 47 West of the 6th PM in Box Butte County, NE

Tax ID #'s: 070073171 (SE11) & 070073252 (NE22):.

Real Estate Tax (2021): SE1/4 Section 11: \$4,860.54 Taxing on 169.05 total acres..

NE1/4 Section 22: \$4,347.50. Taxing on 162.38 total acres. All 2022 Real Estate Taxes will be paid by the Buyer.

Possession: Buyer will have possession on Closing & receive the benefits as Landlord for 2022 crop year. Possession subject to the Tenant's rights.

Soils: SE1/4 Section 11: Primarily Dailey loamy sand, Jayem loamy sand, Jayem Loamy Sand and Vetal fine sandy loam.

NE1/4 Section 22: Janise loam, Janise loamy fine sand, Aquolls, Jayem fine sandy loam and Vetal fine sandy loam.

NRD Information: Allocation Period 2020-2024, 65 inches. SE1/4 Section 11: 148 Certified Acres. Available water 65.22 in. **NE1/4 Section 22:** 131 Certified Acres. Available water 67.97 in.

FSA Information: SE1/4 Section 11: 168.93 Acres Farmland, 168.93 Ac. DCP Cropland, 11.33 Ac. Corn Base, PLC yield 173 Bu., 4.68 Ac. Wheat base, PLC Yield 66 Bu., 4.06 Ac. Sunflowers, PLC Yield 1933. NE1/4 Section 22: 161.67 Ac. Farmland, 160.08 Ac. DCP Cropland, 10.74 Ac. Corn Base, PLC yield 173 Bu., 4.44 Ac. Wheat Base, PLC yield 66 bu.

Deposits: \$50,000.00 for each Quarter

Terms: All Tracts are to be Sold for Cash, not contingent upon any matter including financing. Financial arrangements must be made prior to bidding. Proof of funds may be required at the discretion of the Broker. Inspections must be made prior to the Auction. Buyers are buying the property in "as-is" condition. Buyer and Seller agree to cooperate should either Party attempt a 10-31 Tax Deferred Exchange. THIS IS AN INTERNET BIDDING ONLY AUCTION – All interested parties should plan to be 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. If you prefer to turn in a bid in person, please call the office at (308) 262-1150 to make arrangements. The winning bidder is required to execute the Purchase Agreement and deliver the deposit for Each Tract in the form of wire transfer, cashier's check, personal check, or cash to our office before 5:00 pm on **August 3rd, 2022**. The balance of the Purchase Price will be due at Closing on or Before **August 30th, 2022**. The Sale is subject to Seller Confirmation however, it is the intention of the seller to sell to the Highest & Best Bidder. Announcements provided at Auction closing time supersede any prior advertising, printed or oral.



Land will be Sold by the dollars per acre, rounded to the nearest taxed acre.

Irrigation Systems: SE1/4 Section 11 has a Zimmatic 7 tower full circle pivot showing 16792 hours. 50 Hp. Electric Motor.

NE1/4 Section 22 has a Valley 7 tower full circle pivot showing 35351 hours. 50 Hp. Electric Motor. Steel Walker attachments for wet conditions in the heavier soil.

Well Information: (As Registered) **SE1/4 Section 11:** Total Well Depth 360 Ft., Pump Depth 68 Ft., Static Water 43 Ft., Well #G-069395. **NE1/4 Section 22:** Total Well Depth 160 Ft., Pump Depth 84 Ft., Static Water 17 Ft. Well #G-021906

Power Costs: SE1/4 Section 11: The last 3 years average power cost was \$50.27 per irrigated acre. Supplied by PREMA. **NE1/4 Section 22:** The last 3 years ave. power cost was \$52.94 per irrigated acre. Supplied by PREMA.

KK-NE LLC
- sellers

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Note: This information was obtained from sources deemed to be reliable but is not guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note, we will not accept Sub-agency without prior written consent. Please Do Not take this advertisement as permission to trespass! Anyone wishing to inspect the property prior to the auction should make arrangements with Kraupie's at 308-262-1150.

Complete details at www.farmauction.net For more info call (308) 262-1150