

LAND AUCTION

Live Webcast

Wednesday June 12, 2024 1:30 PM

162 Acres +/-

Morrill County, Nebraska

Located: From **Bridgeport, Nebr.** 1 miles North to Northport Jct. 26 & 385 then ¼ East to Rd. 99D then 1/4 mile north to CR 96 then 1 ¾ miles East the Southwest corner.

PRIME IRRIGATED FARMLAND,

This is possibly the most economically irrigated land that we have ever sold! This Center Pivot Irrigated Farm is well-respected. The land has the capability to raise all crops associated with this area. The Farm has: Corrals 400 ft. of cement bunk-line and pad to feed cattle, Small Equipment Storage (newer roof), Johnson waterer with drain field, and an 18,000 +/- Bu. Grain Bin with drying floor, sweep auger, 2 bin fans. The farm is nearly all fenced with a 4 wire fence on the perimeter. The Shelterbelt on the west boundary provides a good opportunity for Deer, Turkey, and Pheasant hunting! Set up to be livestock friendly. You will benefit from this Farm for years to come!

LEGAL DESCRIPTION: E1/2SW1/4, W1/2SE1/4 Section 23, Twp 20N, Range 50 West of the 6th PM in Morrill County, Nebraska.

IRRIGATION WATER is supplied by Northport Irrigation District. There are 154 acres water right with an average cost of \$29.76 per acre. The 2024 O&M Tax is \$4,583.00. Note: the pipeline is shared with other neighbors and maintenance of the collection pit is shared with them.

SOILS: 49.1% Otero very fine sandy loam 0 to 1% slope, 49.8% Mitchell very fine sandy loam. SRPG Rating 44.7.

PERSONAL PROPERTY: The Zimmatic 7 Tower Center Pivot, 10" underground pipe feeding the Pivot, and Single Ph. to 3 Ph Phase converter. The pivot also has a water shut-off valve should the pivot quit moving.

PERSONAL PROPERTY NOT INCLUDED: Equipment and personal property owned by the Tenants.

FARM SERVICE AGENCY INFORMATION: 163.06 acres total Farmland, Cropland 147.8 acres, 114.3 Acres Corn Base, PLC Yield 103 bu.

POWER COSTS: Power is provided by Chimney Rock Public Power District. The last 2-year average power costs were \$9.25 per acre under the Pivot! This includes a \$600.00 per year cost on the meter! So basically, it has only cost about \$4.00 per acre to run the pivot. This is due to an underground pipeline with a 15-inch pipe to the property and 10-inch pipe to the pivot point creating approximately 30 lbs. of pressure at the pivot!

TENANT INFORMATION: The Buyer will assume the existing Tenant. The Farm Ground is leased on a Crop-Share Basis. The Buyer receives a 1/3 share of the 2024 Crop. Fertilizer and chemical costs are shared 1/3 – 2/3. The crop will be harvested and delivered to the nearest elevator.

The Home and Outbuildings are leased to Brian Loomis until 2030. The rent is \$350.00 per month plus utilities. The Home is 1,272 sq. ft. with 2 Bedrooms. Newer insurable roof, new well pump, pressure tank & starter box in 2023. The Buyer will receive the rent from Closing forward.

POSSESSION: The Buyer will receive full possession of the land on closing subject to the Tenant's rights on the Farmland and the Home.

TITLE: Seller will convey property by Warranty Deed supported by Title Insurance, showing good and merchantable title subject to easements and restrictions of record at a cost of one-half to Seller and one-half to Buyer.

TAXES: Seller will pay Taxes to December 31, 2023. The Buyer will be responsible for the 2024 taxes in full.

MINERALS: The Sellers are reserving No Minerals.

DEPOSIT: \$60,000.00.

TERMS: This Land is 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. Exact Legal Descriptions will be determined by Title Insurance. THIS IS A LIVE WEB CAST AUCTION – BIDDING IS ONLINE! 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 in the form of wire transfer, cashier's check, personal check, or cash to our office before 5:00 pm on June 13, 2024. The balance of the Purchase Price will be due at Closing on or Before July 17th, 2024. 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. Call for complete information.

Selling for Ferguson Ranches, LLC

NOTE: *The Information has been 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. Announcements prior to the sale supersede all prior advertising, printed or oral.*

