

ABSOLUTE LAND AUCTION

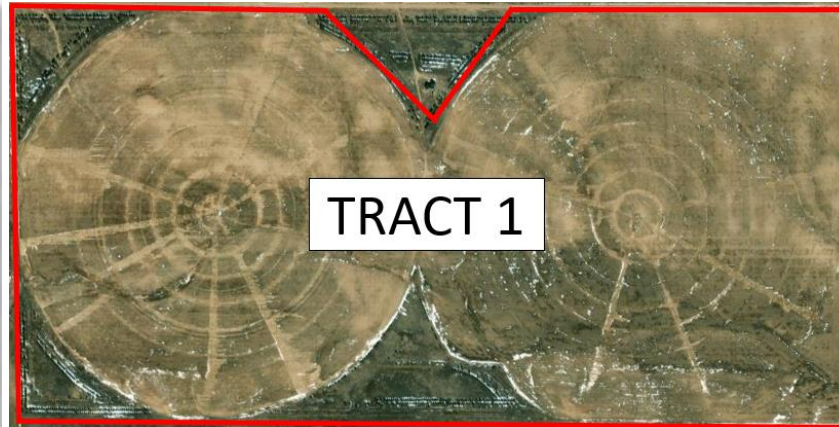
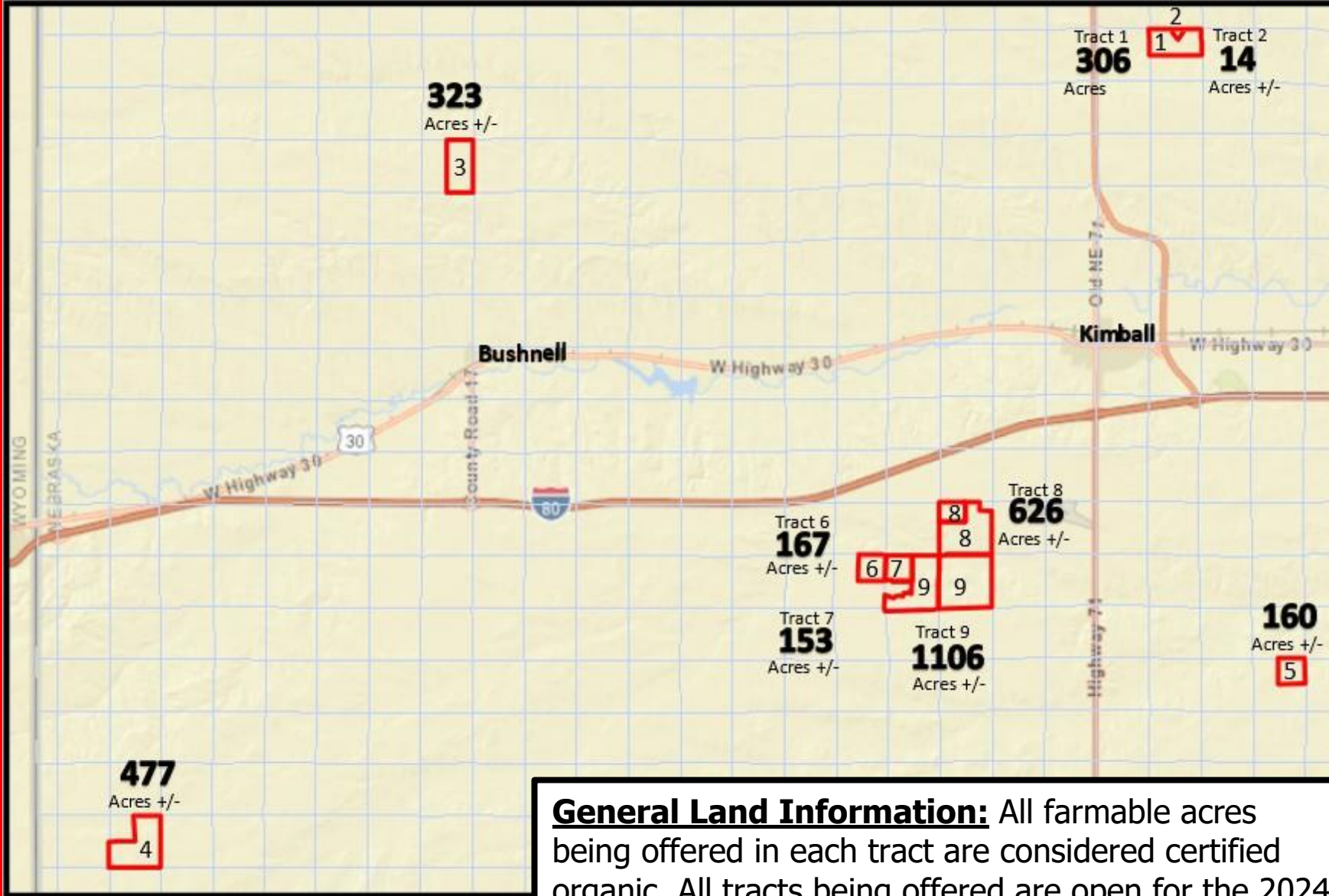
+/-3,341 acres Certified Organic Irrigated

April 12th, 2024 10:00 a.m.

The Sagebrush, 615 E 3rd St. Kimball NE 69145

KIMBALL COUNTY, NE & Dryland

Register to bid and see more PHOTOS and VIDEOS at: www.RestAgAuction.com



LIVE & ONLINE

Tract #1: Parcel ID#530025809 This tract offers +/-306 farmable acres with +/-260 certified irrigated acres. This farm lays flat to gently rolling with a soil content consisting of mainly Chappell-Bayard-Broadwater complex, Tassel-Blanche sandy loam, and Tassel-Blanche sandy loams. This tract includes two center pivots along with the well, gear head, and motor. This tract is located 6 miles North of Kimball on Hwy. 71 and East 1 mile on the South side of County Rd. 46. **2023 Taxes = \$8,895.52 or \$27.73 per acre. LEGAL:** 33 16 55 N1/2 33-16-55 (CARD #74)**4349 ROAD 46 N
FSA Data: Wheat => Base Acres = 54.61 =>PLC Yield = 39 Sunflowers => Base Acres = 54.61 =>PLC Yield = 531
 Corn => Base Acres = 88.04 =>PLC Yield = 109 Safflower => Base Acres = 26.54 =>PLC Yield = 488

Irrigation: Both pivots are supplied by a 100HP GE 460V 3Ø electric motor. This is a refurbished motor installed 08/2021.
West Pivot => Zimmatic 7 tower, S/N: L44203, Runtime 43,362Hrs. This is a refurbished unit that was installed 04/2022 with over \$11,000 of upgrades done at install.

East Pivot => Lockwood 9 tower, S/N: 498178, Runtime 20,248Hrs. This unit has had over \$11,000 in upgrades installed in the last two years.

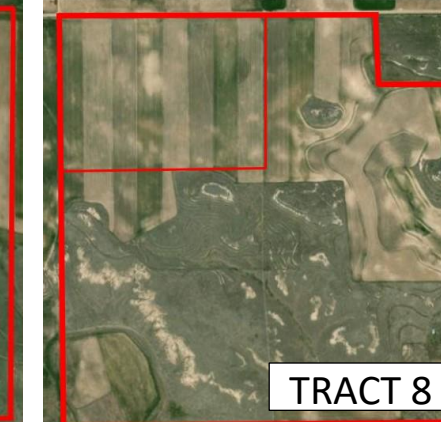
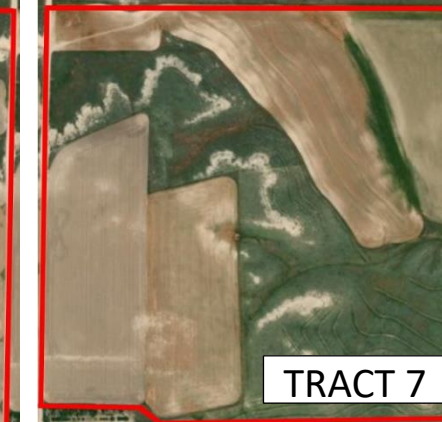
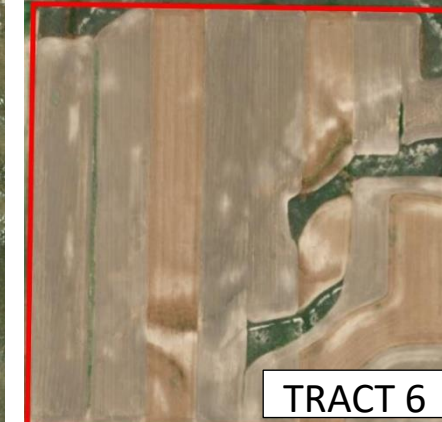
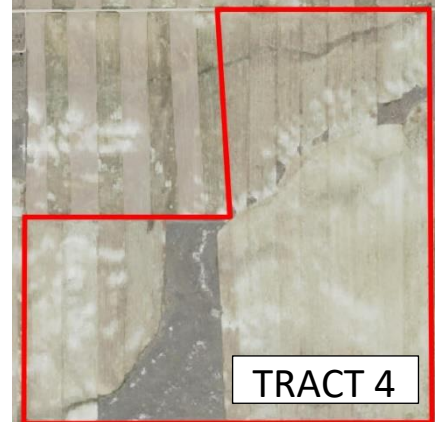
Well Data: Reg#: G-090513, Pump rate=900GPM, Pump Depth=210, Total Depth=263, Water Level=120', Pumping Level=180, Column Dia=8", Age=24years.



Tract #2: Parcel ID#530025809 This tract offers you a 2,052 sq. ft house that had began construction in 2009. This home rests on a 1,728 sq. ft poured wall basement. The main floor is 60% complete and the basement is framed for the rooms and their layout. This home sits on +/-14 acres with an incredible view all around. This house can be made into your dream acreage being only 6 miles North of Kimball, and only 1.5 miles East of Hwy 71 on the South side of Rd. 46. **2023 Taxes = \$8,895.52 or \$27.73 per acre. LEGAL:** To Be Determined. **OPEN HOUSE ON THIS PROPERTY WILL BE ON SATURDAY MARCH 23RD, 2024 FROM 11:30 am – 1:30 pm MST**

General Land Information: All farmable acres being offered in each tract are considered certified organic. All tracts being offered are open for the 2024 growing season. On all tracts, the seller is retaining the current remaining 50% of all Mineral rights as well as the Pore Space rights.

Tract #3: Parcel ID#530021714 This is a +/-323 acre dryland tract with +/-316 farmable acres. This farm lays flat to gently sloped with a soil makeup consisting of mainly Altvan-Satanta Loams and Tassel-Blanche Sandy Loams. This tract includes a 5 ring COOP brand grain bin. This farm is located 3 miles North of Bushnell on the West side of County Rd. 17. **2023 Taxes = \$1,613.70 or \$4.99 per acre. LEGAL:** 7 15 57 E 1/2 7-15-57 (CARD #10)



Tract #4: Parcel ID#530007428 This is a +/-477 acre dryland tract with +/-473 farmable acres. This farm lays mainly flat with a small incline in the center. This tract has a soil makeup consisting of mainly Tassel-Blanche sandy loams, Rosebud-Blanche complex, and Rosebud loam. This farm is located 9 miles South of Bushnell on County Rd. 17 and then West 6 miles on the South side of County Rd. 16. **FSA Data:** Wheat Base Acres = 225.90 with PLC Yield of 29. **2023 Taxes = \$2,832.36 or \$5.94 per acre. LEGAL:** 18 13 58 NE 1/4 AND S 1/2 18-13-58 (CARD #28)

Tract #5: Parcel ID#530011123 This is a +/-160 acre dryland tract. This farm lays gently rolling to gently sloped with a soil makeup consisting of Tassel-Blanche sandy loams, Rosebud-Canyon loams, and Rosebud Blanche complex. This farm is land locked and has to be accessed from the South West through a neighboring property. It is very common to see antelope, deer and turkey in this area. This property is located 7 miles South of Kimball on Hwy 71 then East for 3 miles on Rd. 18. Property is located 1.5 miles North of Rd 18. **2023 Taxes = \$851.04 or \$5.32 /acre. LEGAL:** 35 14 55 NE 1/4 35-14-55 (CARD #94)

Tract #6: Parcel ID#530011875 This is a +/-167 acre dryland tract with +/-162 farmable acres. This farm lay flats to gently sloped with soil content consisting mainly of Rosebud-Canyon loams and Tassel-Blanche sandy loams. This property is located 4 miles West of the Kimball Airport, then South 1 mile on the West side of Rd. 33. **2023 Taxes = \$930.52 or \$5.58 per acre. LEGAL:** 21 14 56 NE 1/4 21-14-56 (CARD #59)

Tract #7: Parcel ID#530011883 This is a +/-162 acre dryland tract with +/-153 farmable acres with more to possibly gain. This farm lays flat to gently rolling with a soil content consisting of Rosebud loam, Tassel-Blanche complex, Altvan Eckley complex, and Chappell-Bayard-Broadwater complex. This property is located 4 miles West of the Kimball Airport, then South 1 mile on the East side of Rd. 33. **2023 Taxes = \$907.60 or \$5.60 per acre. LEGAL:** 22 14 56 NW 1/4 22-14-56 (LESS 1.96 A) (CARD #60)/SPLIT OFF #530162702 (1.96 A)

Tract #8: Parcel ID#530011727 & 530052237 This tract consists of 2 parcels. Combined they offer +/-626 dryland acres with +/-297 acres that have been previously farmed with the remaining acres as grass currently. These two parcels lay flat to gently rolling with a soil mixture consisting of Tassel-Blanche sandy loams, Tassel-Blanche complex, Rosebud Canyon loams, and Rosebud loam. It is very common to see antelope, deer and turkey in this area. These farms are located 2 miles West of the Kimball Airport and lay on the South side of Rd. 28. **2023 Taxes = \$3,311.90 or \$5.29 per acre. LEGAL:** 14 14 56 NE 1/4 (LESS TRACT); S 1/2 S 1/2 NW 1/4/S1/2 14-14-56 (CARD #43)(SPLIT#530162667. LEGAL: 14 14 56 N 1/2 NW 1/4; N 1/2 S 1/2 NW 1/4 14-14-56 (CARD #45)

Tract #9: Parcel ID#530162709 & 530011905 This tract offers you 2 parcels consisting of a combined total of +/-1,106 dryland acres. This farm lays gently sloped to gently rolling with a soil makeup consisting of Tassel-Blanche sandy loams, Tassel-Blanche complex, and Chappell-Bayard-Broadwater complex. It is very common to see antelope, deer and turkey in this area. These farms are located 4 miles South of Kimball. Then from Hwy. 71, go West 3 miles and they lay on the North side of Rd. 24. **2023 Taxes = \$5,606.92 or \$5.07 per acre. LEGAL:** 14 14 56 N 1/2 NW 1/4; N 1/2 S 1/2 NW 1/4 14-14-56 (CARD #45). LEGAL: 23 14 56 ALL 23-14-56 (CARD #62)



SELLER NEW ERA ORGANIC

Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly beginning with the opening announcements. ALL tracts will be offered individually. Tracts 1 and 2 will then be offered as a unit and be sold whichever way dollars higher. Tracts 6, 7, 8, and 9 will also be offered individually and then as a unit. We will take periodic breaks throughout this process.

Financing: This sale is NOT contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. Bidders that cannot be present for the auction will be required to provide proof of funds before they will receive bidding approval. Letter of finance has to be received at least 48 hours prior to auction.

Sale Day Phone: If you are unable to attend the auction and need to set up another means of bidding, please contact us at (402)640-4000 at least 48 hours prior to the auction.

Terms: The property or properties will be sold to the highest bidder. The winning bidder will pay a non-refundable 15% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing to be approximately 45 days after the auction. The buyer will receive possession of the property at closing.

Disclaimer: Information was obtained from sources deemed reliable and accurate. Korth Realty and Auction and R.E.S.T. Ag and Auction make no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.

Auctioneer's Comments: Here is a rare opportunity for perspective buyers to purchase small individual tracts, but also have the option to purchase larger pieces if desired. This auction also has the rare opportunity to purchase a 14-acre acreage with a house set up to finish however you desire. Be sure to check out our website for virtual tours as well as additional farm data.

Korth Realty & Auction Co.
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 KorthRealtyAndAuction.com



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Land is being sold through Korth Realty & Auction Co.