

SIMULCAST

LAND AUCTION

+/- 155 ACRES
Pasture

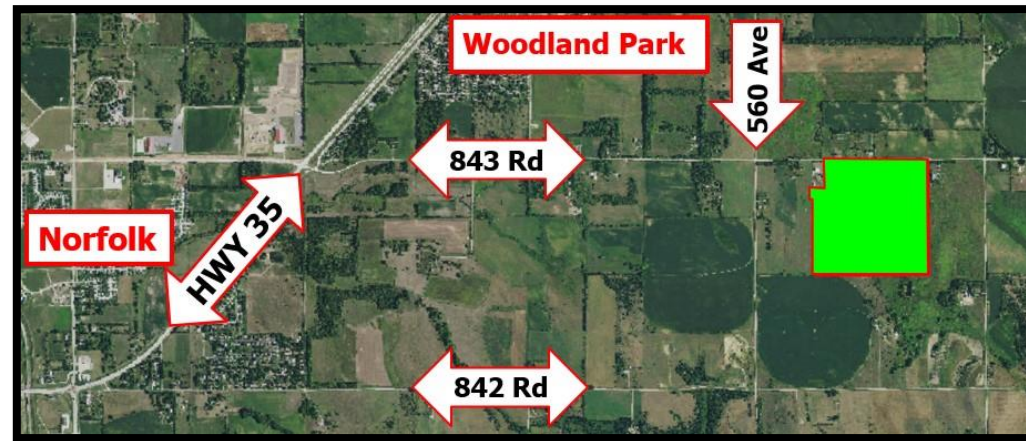
APRIL 6th 2023
1:30 PM

Stanton County, Nebraska

Register to bid and see more PHOTOS and VIDEOS via our website: www.RestAgAuction.com



Land Owner
Dale Rieck



Auction Information: The auction will be held April 6, 2023 starting @ 1:30 p.m. Auction will be held at the **Stanton County Fairgrounds** (6th & Douglas, Stanton NE 68779)

Property Location: From the intersection of Hwy 275 and Hwy 24 at the East end of Norfolk, take Channel Rd. North approx. 2 miles to the roundabout. Exit the roundabout for Hwy. 35 and go Northeast approximately 3 miles to 843rd Rd. From the intersection of Hwy 35 and 843rd Rd. (E. Benjamin Ave.), take 843rd Rd. East 2.5 miles. The property lays on the South side of 843rd Rd. between 560th and 561st Avenue.

Legal: 21 24 1E W 1/2 NE 21-24-1 SPRINGBRANCH PRECINCT 80 ACRES (PARCEL ID: 0001803.00),
21 24 1E E 1/2 NW 21-24-1 SPRINGBRANCH PRECINCT 38.83 ACRES (PARCEL ID: 0001804.00),
21 24 1E LOT#2 EAST'S LOTSPLIT IN PT W1/2 E1/2 NW 21-24-1 SPRINGBRANCH PRECINCT 36.27 ACRES (PARCEL ID: 0001804.02)

Development Opportunity: This property also has the potential to be developed into multiple acreages in the future. This property is a very good investment opportunity with its high-carrying capacity for livestock, giving you a great return on your investment while working towards developing the acreages.

Description: This is a Stanton County farm consisting of +/-155 acres of pasture in three separate parcels. This pasture has a high carrying capacity with its hardy native grasses. There are several lower spots in this pasture that will produce extremely well even on the dry years. Soil content consists mainly of Obert silty clay loam, Loup fine sandy loam, Thurman loamy fine sand, and Nora-Crofton complex. There is a livestock well on its own meter in the Northeast general area of this farm. There is a newer catch/sorting pen that makes removing livestock easy. There are several cross fences rated at 75% with a perimeter fence rated at 50%. There is also the potential to till portions of this farm and turn it to row crop production. Another added bonus is that this farm is only 1.25 miles from a paved road making it ideal for construction of acreages.

Occupancy: This pasture is open for the 2023 growing season. The winning bidder will receive immediate occupancy.

Taxes 2022: \$3,199.82 or \$20.65 per acre **FSA/NRD:** 50 pair carrying capacity @ 150 day growing season with 3 bulls @ 90 days

Well Data: G-150888 (Livestock Classified) Pump Column Dia. 1"
Pump Rate: 12 GPM Pump Depth: 25' Static Water Level: 9' Total Depth: 60' Pumping Level: 20'

Order of Auction: Property will be offered in one tract of +/- 155 acres. Individual parcels will not be offered. The action will be conducted on a price-per-acre style of sale. Auction will start promptly at 1:30 p.m. beginning with the opening announcements.

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. Online bidders are required to provide proof of funds before receiving bidding approval.

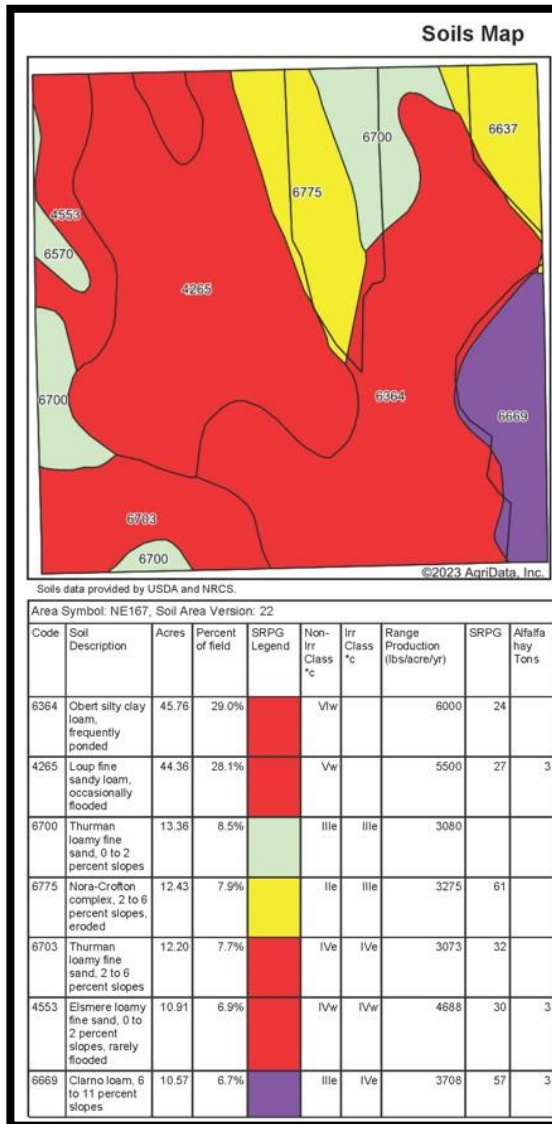
Sale Day Phone/Online Bidding: (402)640-4000. If you are unable to attend the auction, we encourage you to bid through our online platform HiBid. Visit our website @ RestAgAuction.com to register or scan the QR code below. We will offer over the phone bidding to pre-registered bidders only. Must pre-register 48 hours prior to the action with Penny @ 402-640-4000.

Terms: The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% 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 will be approximately 30 days after the auction.

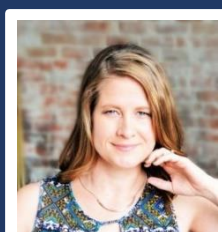
Online Bidder Terms: Online bidders are required to provide proof of funds before receiving bidding approval. The property will be sold to the highest bidder. The winning bidder will wire a non-refundable 10% down payment plus wire fees the day of the auction. The winning bidder will sign a written Purchase Agreement via email immediately following the sale. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction.

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes 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.



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