

LAND AUCTION

Madison County, NE

Feb. 26th
2025
1:00 pm

+/- 148 ACRES



See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – Richard Uecker Trust

Auction Information: The auction will be held February 26, 2025 starting @ 1:00 p.m. Auction will be held in the McLeb Meeting Room at the Madison County Fairgrounds. (401 W 6th St. North Madison, NE). If you are unable to attend in person, online bidding will be available through restagauction.com. **In case of inclement weather our fall back date will be March 5, 2025 @1:00 P.M. (same location)**

Property Location: From Norfolk, take Hwy. 81 South approximately 1.5 miles to North Airport Rd. Take North Airport Rd. West approximately 2 miles to South 37th St. This will put you at the Northeast corner of the property being sold. The property continues West approximately ½ mile and lays on the South side of North Airport Rd. The property goes South approximately ½ mile and lays on the West side of South 37th St.

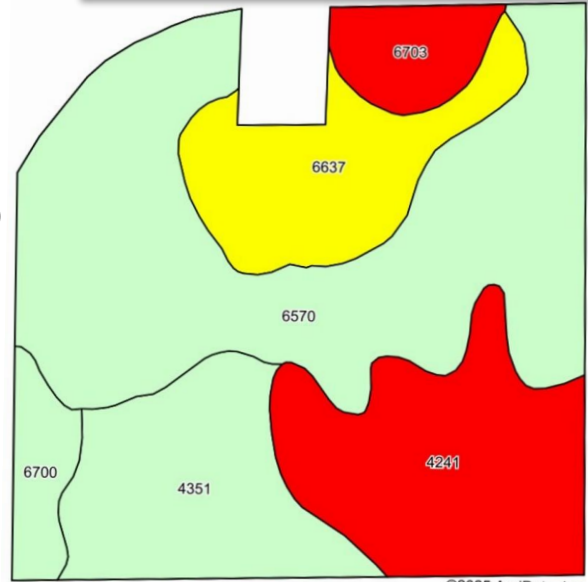
Legal: PT SE1/4 6-23-1 147.32AC & PT SW1/4 SE1/4 6-23-1 0.94AC **parcel ID's:** 590156950/590156969 **Taxes 2024:** \$9,323.90 or \$63.29/acre

Description: This is a +/-148 acre tract with +/-129 irrigated acres. This is a flat laying farm with a soil content consisting mainly of Thurman loamy fine sand, Ord fine sandy loam, Elsmere loamy fine sand, and Boelus loamy fine sand. This farm has an older T-L pivot that has been well maintained throughout its life. The majority of the tires have been replaced and are in excellent condition. This farm comes with all of the irrigation equipment listed below. This farm has had a history of producing good yields and is a very appealing farm to own. The farm has paved road access on the North and gravel road access on the East. Between its close proximity to Norfolk and it laying table top flat, this is truly a one of a kind farm. This farm is open for the 2025 growing season.

Well Data: Registration# G-091788
Pump Rate: 600gpm
Static Water Level: 6'
Pumping Level: 80'
Total Depth: 94'
Age: 1997

Irrigation Equipment: Power unit: 50HP US electric motor.
Gear Head: Included
Controls: T-L standard front panel controls.
Sprinkler Package: Drop Nozzles
Pivot: 1985 T-L 7 tower S/N:12997

FSA/NRD Info: Corn Base Acres = 75.0 => PLC Yield 171 Soybeans Base Acres = 75.0 => PLC Yield 50



Code	Soil Description	Acres	Percent	Legend
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	63.31	43.0%	
4241	Ord fine sandy loam, occasionally flooded	29.01	19.7%	
4351	Elsmere loamy fine sand, 0 to 2 percent slopes, rarely flooded	22.62	15.4%	
6637	Boelus loamy fine sand, 2 to 6 percent slopes	19.79	13.4%	
6703	Thurman loamy fine sand, 2 to 6 percent slopes	7.37	5.0%	
6700	Thurman loamy fine sand, 0 to 2 percent slopes	5.22	3.5%	



Order of Auction: The action will be conducted on a price per acre style of sale. Auction will start promptly at 1:00 p.m. beginning with the opening announcements. The floor will be opened for questions and then the bidding will begin. Breaks will be taken at the auctioneer's discretion.

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.

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

Terms: The property or properties 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. The buyer will receive possession of the property at closing.

Online Bidder Terms: 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. The buyer will receive possession of the property at closing.

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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