

SIMULCAST LAND AUCTION

+/- 177 ACRES
Hunting / Row Crop

Feb 2th @ 1:30 PM



Stanton
County,
Nebraska

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

Auction Information: The auction will be held February 2, 2023 starting @ 1:30 p.m. Auction will be held at the VFW in Stanton, NE (1106 Veterans Ave. Stanton, NE 68779) *In case of inclement weather our fall back date will be February 9, 2023 @10:30 A.M. (same location)*

Property Location: On the East side of Norfolk, NE, go to the intersection of Hwy. 275 and Hwy. 24. Take Hwy. 24 towards Stanton approximately 3 miles. Turn right/South onto 560th Ave. Take 560th approx. 1.5 miles south. This will put you at the NW corner of Tract#3. 560th turns East and then back South. This outlines the North and East property lines of Tract #3. When 560th turns East again, it becomes 837th Rd. Tract #1 lays South of 837th Rd for approx. ¼ mile.

Legal Tract#1: 21 23 1E NW 21-23-1 ELKHORN PRECINCT (acres will be determined by survey) parcel ID: 0002223.00

Legal Tract#2: 21 23 1E NW 21-23-1 ELKHORN PRECINCT (acres will be determined by survey) parcel ID: 0002223.00

Legal Tract#3: 16 23 1E SW SW 16-23-1 ELKHORN PRECINCT 40 ACRES parcel ID: 0002189.00

Description Tract #1: Tract #1 is part of an existing parcel. This +/-60 acre tract is a flat laying farm consisting mainly of Ord silt loam and some Invale loamy sand. This tract consists of +/-52 acres of dryland row crop acres with high producing yields comparable to a sub-irrigated farm. The remaining +/-8 acres are recreational, river front and river. This farm also has a small pond near some fruit trees that you will always find deer hanging around. The pond also serves as a water source for grazing stocks in the fall. This tract also has new perimeter fence on the north and east property lines. This property is located in an area where several trophy deer have been tagged. Tract #1 can be accessed in the NW corner from 837th Rd.

Description Tract #2: This +/-77 acre tract is flat laying with a soil makeup of mainly Invale-Boel complex, Boel Lome and Ord silt loam. This property also includes Elkhorn River frontage and river access. This property is ideal for someone looking for a hunting property. This tract has a 30 x 50 concrete wall & floor machine shed with and overhead door, plus an office. There is a sand point well located inside the machine shed. There is also a 20x40 livestock shed. This property is ready to be turned into your hunting headquarters or a great secluded location for an Airbnb. Several Trophy deer have been tagged in this area. Tract #2 is accessed at its NE corner from 837th Rd.

Description Tract #3: This is a flat laying tract that consists of +/-40 acres. Soil consists mainly of Invale-Boel complex, Ord silty loam, and Gibbon silty clay loam. There is currently +/-19 dryland farmable acres that have high producing yields comparable to sub-irrigated farms. The remaining +/-21 acres consist of trees, recreational, and waterway. This tract also includes a 60x30 open front shed and new perimeter fence in 2019 on the west, north and east. This property is located in an area where several trophy deer have been tagged. This tract is perfect for someone that has been looking for a place to hunt with the added bonus of income from the farmable acres. Tract #3 has access points at the NW corner and NE corner from 560th Ave.

Taxes 2022: Tract#1 \$1,465.2 or \$24.42 per acre Tract#2 \$1,880.34 or \$24.42 per acre Tract #3 \$1,182.08 or \$29.55 per acre

FSA/NRD Info: Tract#1 Corn Base Acres = 4.9 => PLC Yield 114 Tract#2 N/A Tract#3 Corn Base Acres = 4.9 => PLC Yield 114

Order of Auction: The action will be conducted on a price per acre style of sale. Auction will start promptly at 1:30 p.m. on February 2, 2023 beginning with the opening announcements. We will then start the bidding on the individual tracts starting with #1 and then moving to #2 and then #3. We will go around a couple of times on the individual tracts until the bidding has stopped. We will then offer all tracts as one complete unit. If a higher bid per acre is received as a unit, then all of the tracts will sell as one unit.

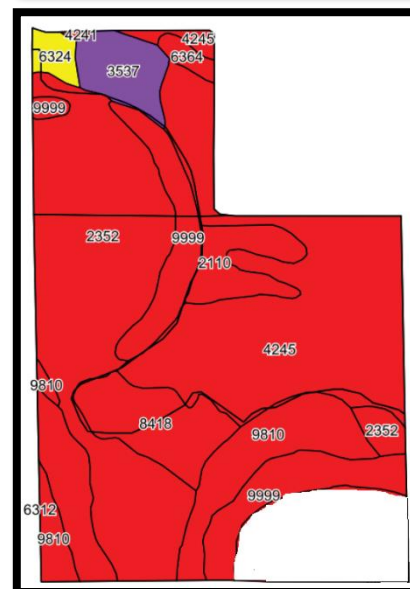
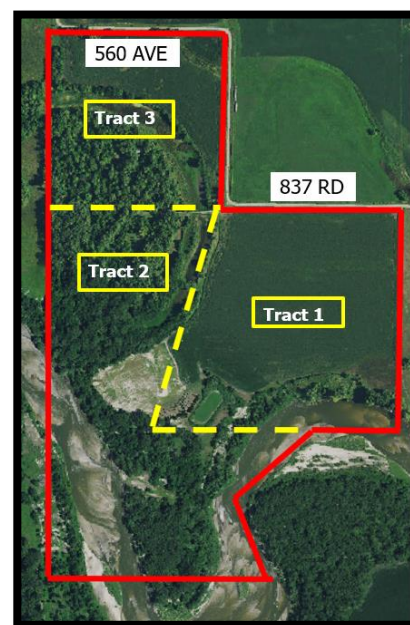
Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. Online bidders will be required to provide proof of funds before they will receive 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. Pre-register with Penny @ 402-640-4000.

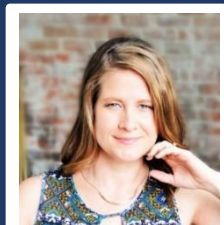
Terms: The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. The buyer will receive possession of the property at closing.

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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