



# **SIMULCAST LAND AUCTION MADISON COUNTY, NEBRASKA**

**TRACT #1 - 30+/- ACRES**

**TRACT #2 - 154.88+/- ACRES**

**Online Bidding Opens April 1, 2023**

**Simulcast Auction April 6, 2023 - 10:30 am**

**Divots Convention Center - Norfolk, Nebraska**

**Land is located from the roundabout on Highway 275  
west of Norfolk, then two miles west on Highway 275  
and one mile north on 61st Street.**



**Rod Johnson, Agent**

**800 West Benjamin - Norfolk, NE 68701**

**402-371-0065 or 402-750-5294**

**[ufarmrealestate.com](http://ufarmrealestate.com)**

## TRACT #1

**ZONING:** Rural Residential

**LEGAL:** West 30 +/- acres in the South Half of the Southwest Quarter (S2SW4) Section 13, Township 24 North, Range 2 West.

**SIZE:** 30+/- acres

**COMMENT:** Tract 1 lies along 61st Street, a blacktop road. If tract is sold separately, a survey will be provided by the Seller. According to the City of Norfolk the land can be divided into three acre tracts. Please consult Norfolk zoning administrator for confirmation. This is a unique opportunity to purchase RR land close to Norfolk on a hard surfaced road one mile from Hwy 275.

## TRACT #2

**LEGAL:** Part of the South Half of the Southwest Quarter (S2SW4) 33.57 acres in Section 13 and Part of the South Half of the Northwest Quarter (S2NW4) 35.99 acres and Part of North Half of the Northwest Quarter (N2NW4) 75.32 acres in Section 24 all in Township 24 North, Range 2 West in Madison County, Nebraska.

**SIZE:** 154.88 Acres

**PIVOT:** Seven tower Zimmatic- Growsmart. SN# AO875

**DEEP WELL:** Registration # G-047011 Drilled in 1982  
Depth 220 ft. Pumping from 170 ft and producing 800 GPM when drilled.  
High Thrust Gearhead Model 404 TP SN# U02T354RP45R  
Western Land Roller Pump SN #G-75571  
100 HP US Motors electric motor

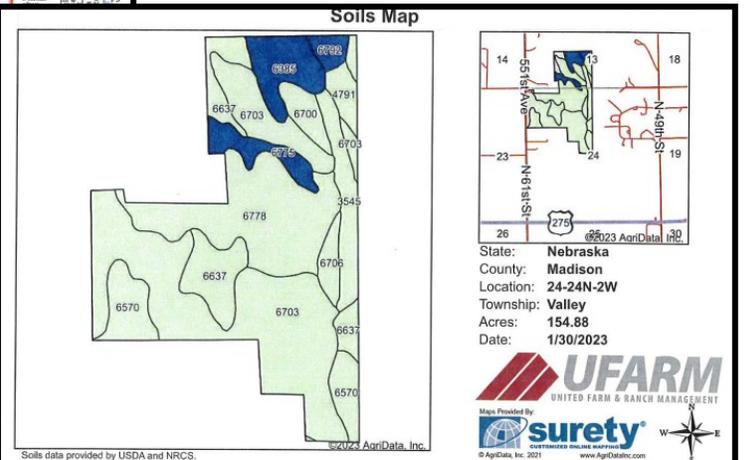
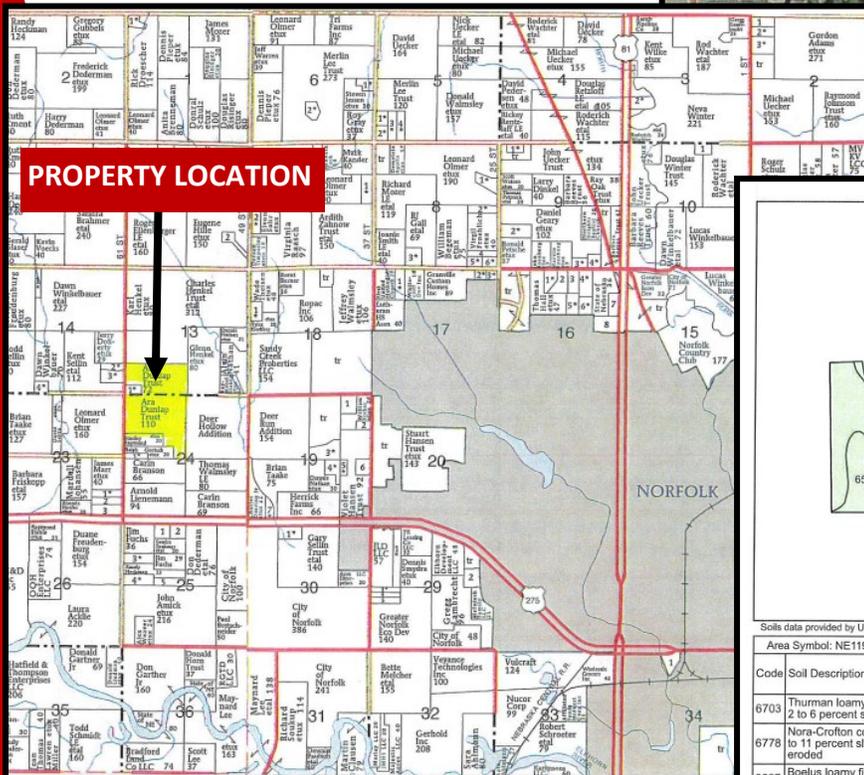
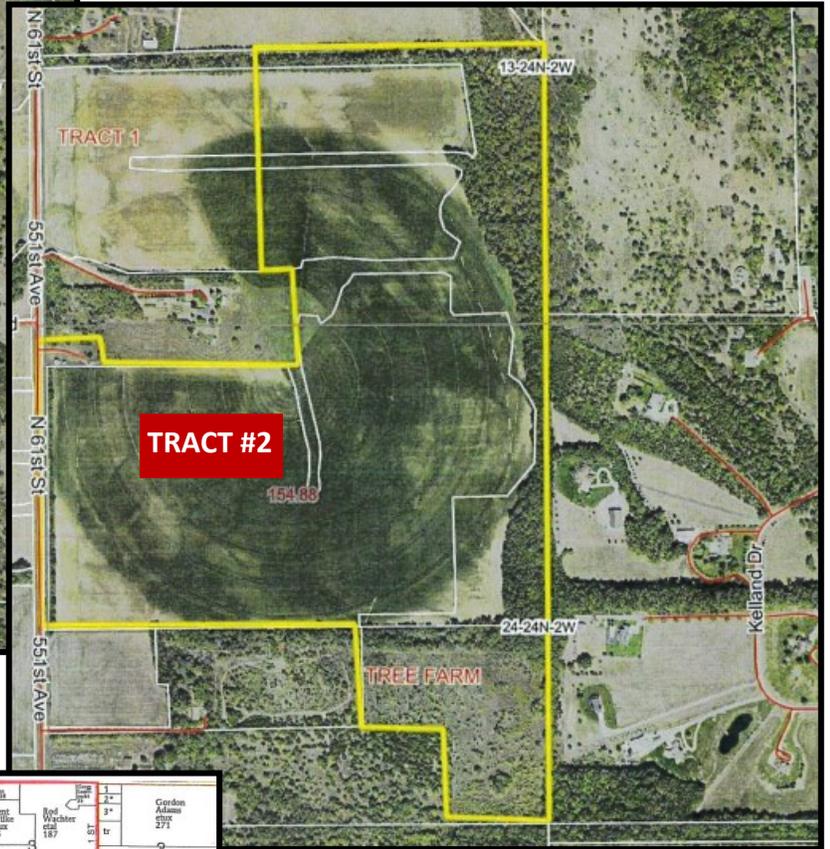
**CERTIFIED IRRIGATED ACRES:** There are 125.34 certified irrigated acres according to the Upper Elkhorn Natural Resources District. UENRD will adjust certified acres if tracts 1 and 2 have separate buyers.

**BASE ACRES:** Corn 95 acres with a PLC yield 178 bushels. Base acres will be adjusted by the Madison County FSA if tracts sold to separate buyers.

**SOIL DESCRIPTION:** The cropland soils are mostly Thurman, Boelus loamy fine sand and Nora-Crofton complex.

**TOTAL REAL ESTATE TAX FOR 2022:** \$9,750.02 -- The taxes to be divided by Madison County Treasurer if tracts sold to different buyers.

**POSSESSION:** Full possession for 2023 at closing or other such date approved by both parties.



Soils data provided by USDA and NRCS.

Area Symbol: NE119, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPC	Com Bu	Corn Irrigated Bu	% NCCPI Soybeans
6703	Thurman loamy fine sand, 2 to 6 percent slopes	59.86	38.6%	IIIe	IVe	IVe	3073	33			34
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	30.86	19.9%	IIIe	IVe	IVe	3350	57			67
6637	Boelus loamy fine sand, 2 to 6 percent slopes	16.40	10.6%	IIIe	IIIe	IIIe	3040	65			42
6570	Thurman loamy fine sand, terrace, 0 to 2 percent slopes	11.51	7.4%	IIIe	IIIe	IIIe	3113				30
6385	Shell silt loam, occasionally flooded	9.18	5.9%	IIw	IIw	IIw	4900	71	97	152	74
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	8.63	5.6%	VIw	VIw	VIw	3340	54			39
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	5.72	3.7%	IIIe	IIIe	IIIe	3275	61			69
6700	Thurman loamy fine sand, 0 to 2 percent slopes	4.01	2.6%	IIIe	IIIe	IIIe	3080				33
4791	Valentine fine sand, undulating	3.16	2.0%	VIe	VIe	IVe	2523	26			22
6706	Thurman loamy fine sand, 6 to 11 percent slopes	3.12	2.0%	IIIe	IVe	IVe	3025	30			30
6792	Loretto loam, 2 to 6 percent slopes	2.43	1.6%	IIIe	IIIe	IIIe	3200	74	81	139	66

## **AUCTION TERMS**

The property is sold "as is" where is. It is up to the buyer(s) to do all due diligence in conducting their own investigation of the farm. No warranties or guarantees are expressed or implied, by the seller or UFARM Real Estate.

All mineral interests owned by the seller will transfer to the buyer(s).

A 10% non-refundable earnest deposit is required at time of signing the purchase agreement.

Stewart Title Company will provide title insurance and close the sale. The title insurance and closing fee will be split between buyer and seller. Closing to occur on or about May 6, 2023 or such date as agreed by both parties.

Real estate taxes for 2022 and past years will be paid by the seller. The buyer(s) is responsible for 2023 and future years taxes.

UFARM Real Estate and its agents/representatives are acting as Agents for the Seller.

In the event of an internet outage or other technical issues, UFARM Real Estate reserves the right to continue bidding, extend bidding or close bidding. UFARM Real Estate is not responsible for missed bids or the failure of software to properly function for any reason.

**TO REGISTER GO TO:** [WWW.UFARMREALESTATE.COM](http://WWW.UFARMREALESTATE.COM)

## **BIDDING PROCESS**

The live auction will occur on April 6, 2023 at 10:30 at Divots Convention Center. It will be a simulcast with online bidding. Online bidding will begin on April 1, 2023 at 8:00 AM with bidding concluding at the end of the live auction. Online bidding is visible but bidder identity is confidential.

Individual tract bidding will be in \$200 per acre increments for Tract 1 and \$50 increments for Tract 2. The two tracts will be offered individually until no more bidding occurs. The highest individual bids will be held.

The land will then be offered as a combined unit. The starting price will be the total bids of tracts 1 & 2 and increased \$50 per acre. If a combined bid occurs then the highest combination bid will be the final sale price subject to confirmation by the sellers. Individual tract bidders are encouraged to pool together to compete with the combination bidder.

The final sale price is the total acres (whether individual or combined) times the last bid. UFARM reserves the right to adjust the bidding increment.

Sale is not contingent on buyer(s) financing. The written purchase agreement, to be signed by both parties the day of sale, is the sole document governing the sale of the property. It supersedes any other document whether written or oral.

It is the seller's intent to sell but they reserve the right to reject any and all offers. The data for the site analysis was provided by County & Government agencies or other sources and is considered to be reliable. However, UFARM does not guarantee its accuracy and strongly suggests all prospective buyers should do their own due diligence. Maps are for illustration purposes only. All announcements made day of sale take precedence over previous announcements verbal or written. All decisions of the auctioneer are final.