



**ONLINE LAND AUCTION
IRRIGATED AND RANGE LAND
CUSTER COUNTY
CALLAWAY, NEBRASKA**

TRACT #1 - 136.85+/- ACRES

TRACT #2 - 240.17+/- ACRES

Online Bidding Opens - November 8, 2023

Bidding Closes - November 15, 2023 10:00 am (cst)

Cobblestone Hotel and Suites

2750 S 27th Street

Broken Bow, Nebraska



Randy Clavel, Agent
111 S Dewey - North Platte, NE 69101
308-532-4066 or 308-530-2006
ufarmrealestate.com



TRACT #1

Opportunity to purchase combination gravity/pivot irrigated cropland with improvement site and creek bottom grazing/habitat. Site includes 10,000 +/- bushel grain bin with drying floor and 1,700 +/- sq. ft. equipment shed.

LOCATION: Tract is located from Callaway, Nebraska, 1/4 mile west on Sand Valley Road to north boundary.

LEGAL: East Half of the Northwest Quarter (E2NW4) and part of the West Half of the Northeast Quarter (W2NE4) of Section Ten (10), Township Fifteen (15) North, Range Twenty-three (23) West of the 6th P.M. in Custer County, Nebraska.

SIZE: 136.85+/- assessed acres

PIVOT/WELL INFORMATION:

Submersible well at building site.

West Well:

Well Registration #G-043943 - Drilled in 1975
Depth 140 ft. - Pumping from 29 ft - Producing 650 GPM
25 HP US Motor ID #V-08-479455-0001-GT-02
Sargent Pump
AB Panel
Includes 120 joints of 8" gated pipe.

Pivot Well:

Well Registration #G-068263 - Drilled in 1982
1982 T&L 5 Tower Pivot with new 2022 sprinkler package
New 2022 Isuzu Diesel Engine - 1381 hours with 500 gallon fuel tank
Randolph gearhead SN#67217
Western Land Roller pump SN#C67446

NRD CERTIFIED IRRIGATED ACRES: 120.49 certified irrigated acres

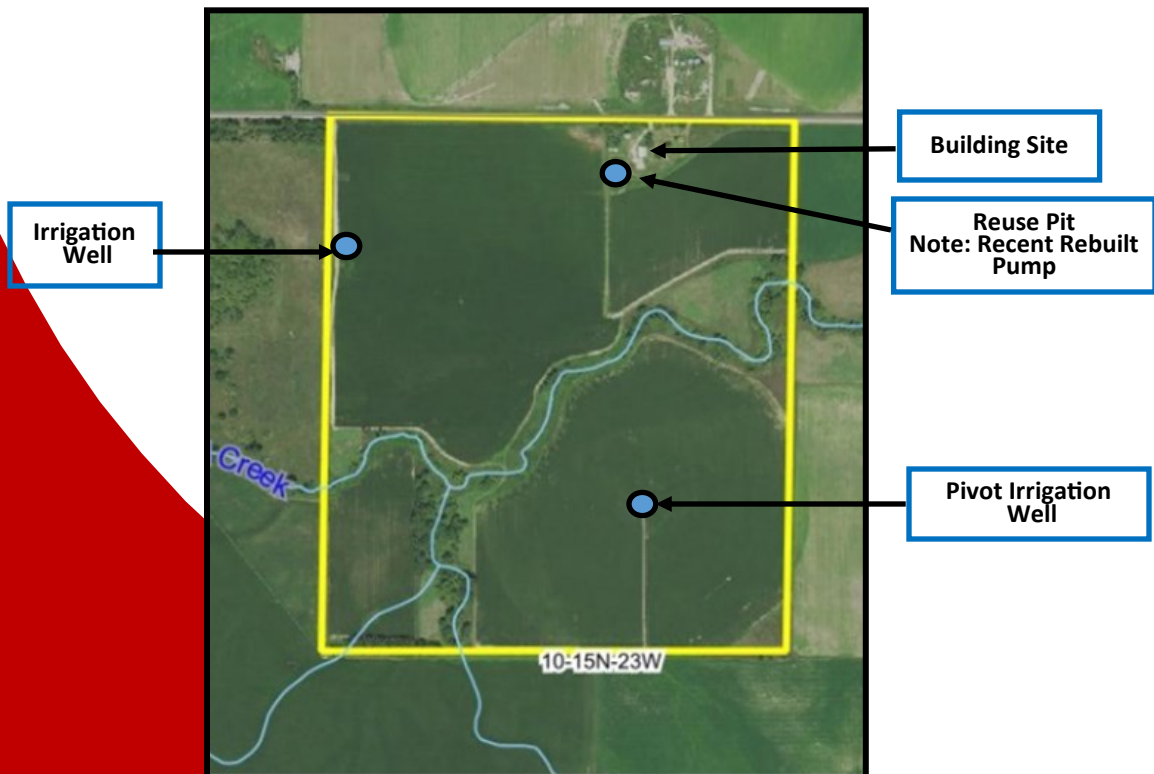
FSA INFORMATION: 116.49 Cropland Acres and 16.47 Pasture Acres

Base Acres: 116.3 acres Corn with PLC yield of 175

SOILS: The cropland soils are mostly irrigated Class I and II Ovina loam, Anselmo fine sandy loam and Hobbs silt loam with overall NCCPI 47.1 .

2022 REAL ESTATE TAXES: \$5,590.50

POSSESSION: Full possession at closing subject to existing Farm Lease expiring February 28, 2024.



TRACT #2

Opportunity to purchase gravity irrigated cropland, livestock grazing land and tree sheltered pasture historically used as spring calving area.

LOCATION: Tract is located from Callaway, Nebraska, two miles west on Sand Valley Road to northeast corner of parcel.

LEGAL: The Northeast Quarter (NE4) and North Half of Northwest Quarter (N2NW4) of Section 8, Township Fifteen (15) North, Range Twenty-three (23) West of the 6th P.M. in Custer County, Nebraska.

SIZE: 240.17+/- assessed acres

IRRIGATION/WELL INFORMATION:

Well Registration # G-037222 - Drilled in 1972

Depth 176 ft. - Pumping from 50 ft

2020 Isuzu Diesel Engine - 4288 hours with 500 gallon fuel tank

Western Land Roller pump SN#G729 (rebuilt in 2020)

Gearhead rebuilt in 2020

Includes 155 joints of 8" gated pipe.

NRD CERTIFIED IRRIGATED ACRES: 105 certified irrigated acres

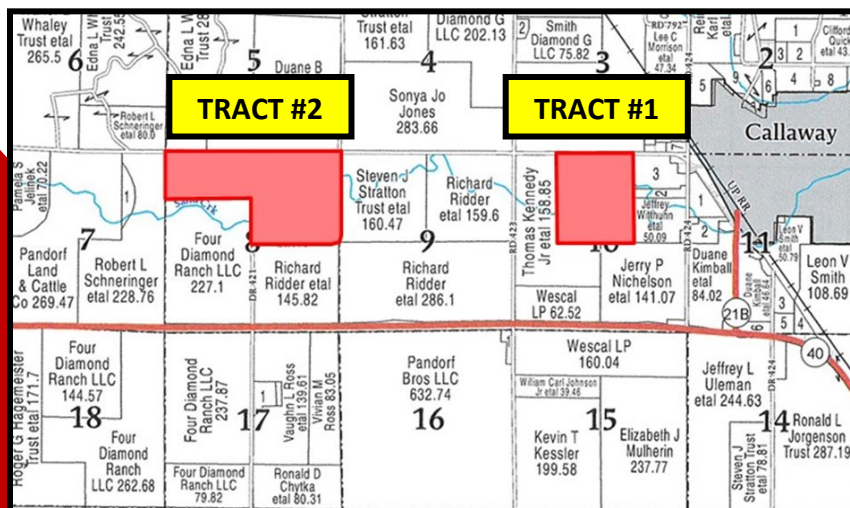
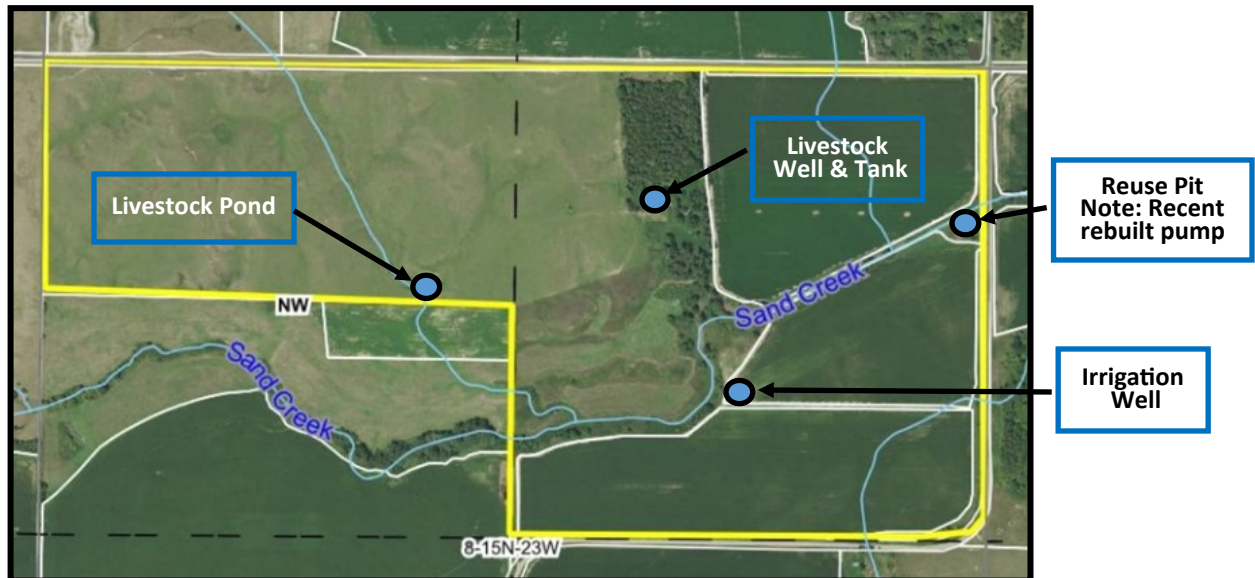
FSA INFORMATION: 95.15 Cropland Acres and 140.07 Pasture Acres

Base Acres: 93.2 acres Corn with PLC yield of 175

SOIL DESCRIPTION: The cropland soils are mostly irrigated Class II and III Dundy and Anselmo loamy fine sand and Hobbs silt loam with overall NCCPI 42.8. The rangeland soils are mostly silt loams with range production rated at 2,556 lbs/acre/year .

2022 REAL ESTATE TAXES: \$4,870.26

POSSESSION: Full possession at closing subject to existing Farm Lease expiring February 28, 2024.



LAND AUCTION INFORMATION

- ◆ **UFARM Agents** will be available November 15, 2023, at the Cobblestone Hotel and Suites - Meeting Room, 2750 S. 27th Street, Broken Bow, Nebraska, from 9:00 am until the conclusion of the online auction. Please visit us during the scheduled time to discuss this property. We will assist buyers with registering to bid online, answer questions and provide information. You do not have to be present to bid online but you are required to be available by phone.
- ◆ **BIDDING PROCESS:** You may place bids on these tracts beginning November 8, 2023, and extending to November 15, 2023, at 10:00 am (cst). This reserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended for five minutes. This will continue until there is a five minute period where no bids are placed. **NOTE: Do not wait until the day the auction closes to register to bid online. UFARM agent will contact successful buyer following the close of the auction if not present.**
- ◆ **PRICE, TERMS AND POSSESSION:** The successful buyer will be required to sign the purchase agreement and deposit 10% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before December 15, 2023. The cost of title insurance and closing fees to be paid 50% by Buyer and 50% by Seller. Real Estate Transfer Tax will be the responsibility of the Seller. Closing Agent/Title Company will be Title Services of the Plains, North Platte, Nebraska. Full possession will be given at closing subject to existing lease. The sale is not contingent upon Buyer financing. All preliminary financial arrangements must be made prior to the sale. This sale is subject to any easements, covenants, restrictions of record and all leases that may exist.
- ◆ The portable panels and wire panels are owned by the current tenant and not part of the sale.
- ◆ The current tenant has been a share crop tenant for many years and would entertain continuing similar arrangement.
- ◆ **The Seller** will pay 2023 and all previous real estate taxes.
- ◆ **The Buyer** acknowledges that he/she has made a personal inspection of the property and understands the land is being sold on an "AS IS" condition. The sellers are not aware of any noxious weeds but cannot guarantee this. No warranty or guarantee is expressed or implied by the Seller or agents of UFARM Real Estate. No survey will be done. The land is being sold as a legal description, which has been determined as **Tract #1 - 136.85 and Tract #2 - 240.17** county assessed acres. Please bid accordingly.
- ◆ Information has been compiled from sources deemed reliable, but neither UFARM Real Estate its agents nor the owners makes any guarantee as to the accuracy. It is the Sellers' intent to sell, the highest bid will be accepted subject to the approval of the Sellers. UFARM Real Estate and its agents are representing the Seller. The bidding increments will be \$50/acre. The final sale price will be calculated based on the total acres times the highest bid per acre. All announcements made the day of the sale take precedence over previous announcements, verbal or written. All decisions of the auctioneer are final.

