

NEBRASKA LAND AUCTION

Logan County Pivots

**2
PARCELS!**

**VERY GOOD COUNTY
ROAD ACCESS
AND CLOSE
TO GOOD GRAIN
MARKETING
OPOPPORTUNITIES**

**STAPLETON
COMMUNITY
CENTER
Stapleton, NE**

**Tuesday, December 15, 2020
11:00 AM CST**



SELLER: Michelle Radcliffe, Lisa and Bryan Wallace



DUANE MCCLAIN
Broker / Owner / Auctioneer



308.532.LAND / info@nebraskalandbrokers.com

www.NebraskaLandBrokers.com

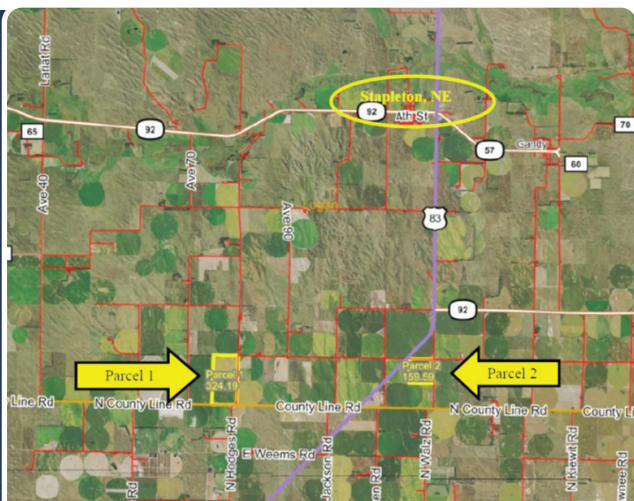


Logan County Pivots Real Estate Auction

Auction Terms & Conditions

- METHOD OF SALE:** Logan County Pivots will be offered for bidding at public auction as two Parcels with a minimum acceptable bid of \$1,200,000 for Section 31 and \$500,000 for Section 35. Parcels will be offered separately and as a combination. Property sells in the manner that nets the most for the Seller. Multiple rounds of bidding will occur. The number of rounds and bid increments will be at the discretion of the auctioneer. Online and Phone bidding will be accepted with prior approval of the Buyer by Nebraska Land Brokers 24 hours prior to the auction. All bids are for the total parcel without regard to exact acreage.
- AGENCY:** All agents of Nebraska Land Brokers, LLC are working as a Limited Seller's Agent for Michelle Radcliffe, Bryan Wallace and Lisa Wallace. As a Buyer, you are a customer of Nebraska Land Brokers and will agree to sign the required Nebraska Real Estate Commission agency disclosure stating as such.
- PROPERTY INSPECTION AND CONDITION:** The prospective Buyer should verify all information contained herein. All prospective bidders are urged to fully inspect the property's condition and rely on their own conclusions. The property is being sold "AS IS-WHERE IS", without warranty, representation or recourse to Seller.
- SIGNING OF PURCHASE CONTRACT:** By submitting a bid, immediately following the closing of the auction, the successful winning bidder agrees to sign the required Nebraska Real Estate Commission Agency Disclosure and will enter into and sign the Nebraska Land Brokers, LLC purchase agreement for the amount of the winning bid. The purchase agreement may be digitally signed via DocuSign. A copy of the required purchase agreement is available for review from the Broker prior to the auction.
- EARNEST DEPOSIT:** The required earnest money deposit to be in the form of a wire transfer personal, business, or corporate check for **10% of the purchase price** which is due when signing of the purchase agreement and will be deposited with Nebraska Land Brokers Real Estate Trust Account. Prior to closing the earnest deposit shall be forwarded to Title Services of the Plains on behalf of the Buyer. Failure to close on or before the scheduled date shall result in forfeiture of the earnest deposit.
- CLOSING:** Closing shall be on or before **February 28, 2021**. Closing to be conducted by [Title Services of the Plains](#), North Platte, NE and the closing service fee to be split 50-50 between Seller and Buyer. Buyer shall provide certified funds for the balance of purchase price plus their respective closing costs and sign and complete all customary or required documents at closing.
- TITLE:** Seller to pass title by **Warranty Deed** free and clear of all liens. Title insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer. A preliminary "TBD" title commitment as prepared by Title Services of the Plains shall be available from the Broker. Property to be sold subject to existing roads and highways; established easements and rights-of-way and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.
- FINANCING:** This is a **CASH SALE and is NOT** contingent upon financing. Buyers should make their financial arrangements prior to the auction.
- POSSESSION:** Possession of the property shall be 100% to the Buyer upon closing on or before February 28, 2021 subject to a stalk grazing lease until March 1, 2021. Buyer will not receive any income from stalk grazing.
- REAL ESTATE TAXES:** 2020 real estate taxes due in 2021 will be paid by Seller. 2021 and subsequent year's real estate taxes shall be paid by the Buyer.

11. **ACREAGES:** Property sells without regard to acres. All stated acreages in the information provided by Broker are approximate and are obtained from Logan County Assessor, survey and or acreage measurements from the FSA office. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in provided information.
12. **LEGAL DESCRIPTIONS:** All legal descriptions provided were derived from Logan County Assessor information.
13. **NRD:** Property is located in Upper Loup Natural Resource District (NRD) and is subject all rules and regulations of the NRD. Buyers should educate themselves on the rules and regulations of the NRD.
14. **MINERALS:** Buyer shall receive all owned oil, gas and mineral rights at closing.
15. **MAPS AND AERIAL IMAGES:** The location maps, aerial images, parcel maps and boundary lines within are not intended as a survey and are for general location purposes only.
16. **IRS Like Kind 1031 Exchange:** It is the Seller's intension to complete a 1031 exchange with the proceeds of the sale of the property. Necessary verbiage for the exchange will be included in the purchase agreements for both the Seller and Buyer to complete such exchange.
17. **HOW TO BID ONLINE:**
 - Download "NE Land Brokers" app through the Apple App Store or Google Play OR click the link at the bottom of www.NebraskaLandBrokers.com home page.
 - Once you have downloaded the app you must register to bid. The registration process will require a charge to your credit card for verification. The charged amount will be refunded immediately.
 - Your registration must be approved by Nebraska Land Brokers before you may participate and bid on the property online.
 - If you have questions regarding the bidding process and/or registration, please call Nebraska Land Brokers at 308.532.LAND.
18. **REQUIREMENTS TO BID ONLINE:** Requirements for Buyer to be approved to bid online include but are not limited to the following:
 - Review and agree to the terms and conditions of the offered property detailed brochure;
 - Provide Nebraska Land Brokers, LLC verification of available funds to purchase the property and/or bank loan approval letter with no contingencies;
 - Sign and return to Nebraska Land Brokers, LLC the Bidder Approval Request form. Nebraska Land Brokers reserves the right to refuse registration to bid and/or bids from any bidder.
 - By placing a bid upon this property Bidder agrees to all terms and conditions provided for this auction.
19. **ANNOUNCEMENTS:** Announcements made by Nebraska Land Brokers, LLC through provided and updated information either written or oral or at the time of auction will take precedence over any previously printed material.
20. **DISCLOSURE:** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Nebraska Land Brokers, LLC and the Seller assume no responsibility for the omissions, corrections, or withdrawals. All prospective Buyer should verify all information contained herein.



LOGAN COUNTY PIVOTS **Parcel 1 Details**

LOCATION: This very nice farm is located 7 miles southwest of Stapleton, NE on the southern Logan County line on the corner of Avenue 80 and County Line Road. This farm is located 3 miles from US Highway 83 either to the east or south.

LEGAL DESCRIPTION: E1/2 Section 31 - Township 17 North – Range 28 West of the 6th P.M., Logan County, Nebraska

ACRES: Logan County Assessor indicates there are 324.19 taxed acres

REAL ESTATE TAXES: 2019 taxes \$11,333.28

FSA BASE: Enrolled in PLC; Corn: 267.04 acres 138 bu. yld. Soybeans: 41.14 acres 52 bu. yld.

IRRIGATION EQUIPMENT and NRD WATER RIGHTS:

NORTH FIELD: 2008 7 tower Zimmatic pivot (11,056 hrs.), Caterpillar 3056 diesel engine (8,901 hrs.), electric generator, Twin Disc PTO, Amarillo gear, Sargent irrigation pump, SeaMetrics water flow meter, 1,000 gallon fuel tank, 1,650 gallon fertilizer tank. **NE Registered irrigation well G-149100** with 134 Upper Loup NRD certified irrigated acres, 8" well drilled in 2008 to 310', static water 138', pump set at 180' to pump 800 gpm at drilling time.

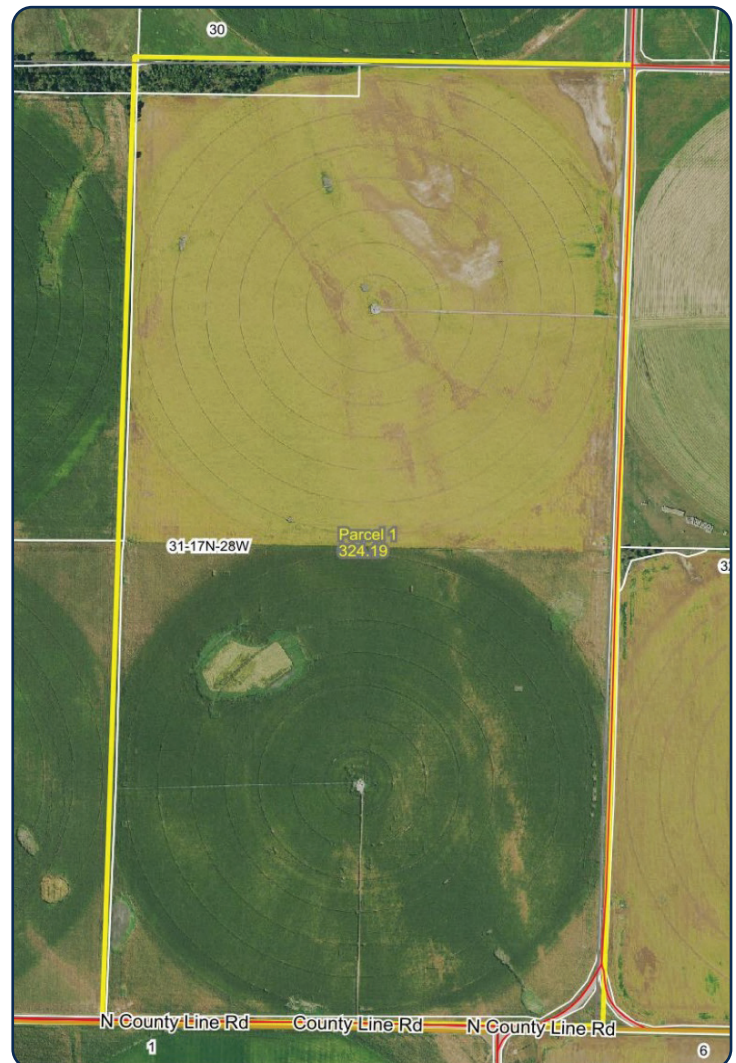
SOUTH FIELD: 2008 7 tower Zimmatic pivot (10,446 hrs.), Caterpillar 3056 diesel engine (10,249 hrs.), electric generator, Twin Disc PTO, Amarillo gear, Sargent irrigation pump, SeaMetrics water flow meter, 1,000 gallon fuel tank, 1,650 gallon fertilizer tank.

NE Registered irrigation well G-149101 with 134 Upper Loup NRD certified irrigated acres, 8" well drilled in 2008 to 300', static water 132', pump set at 170' to pump 800 gpm at drilling time.

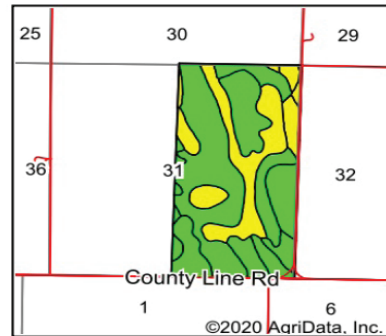
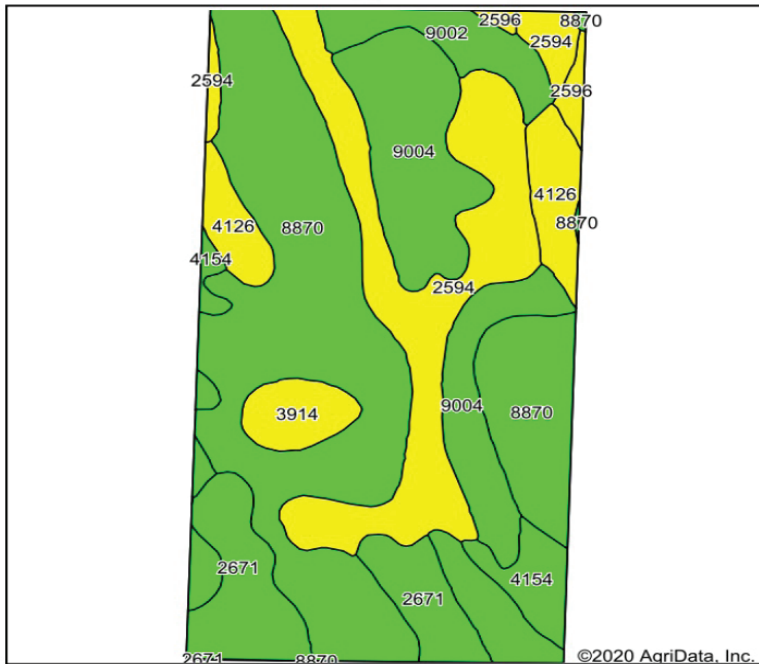
This field had lime applied in spring of 2020. An electric submersible stock well is located in the southeast corner of the north field and includes a rubber tire stock tank and float system. This system was installed in 2016.

MINIMUM OPENING BID: \$1,200,000.00

NOTES & BIDS:



LOGAN COUNTY PIVOTS Parcel 1 SOILS



State: **Nebraska**
 County: **Logan**
 Location: **31-17N-28W**
 Township: **Stapleton No. 2**
 Acres: **324.19**
 Date: **10/24/2020**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2020 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 19
 Area Symbol: NE113, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soy
8870	Hord silt loam, 1 to 3 percent slopes	128.52	39.6%		Ile	Ile	70								72	52	44	
2594	Hersh and Valentine soils, 6 to 11 percent slopes	61.49	19.0%		IVe	IVe	26		2		27			14	31	24	25	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	48.57	15.0%		Ile	Ile	49			9					38	37	31	
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	29.41	9.1%		Ile	Ile	66								65	47	40	
4126	Holdrege fine sandy loam, 1 to 3 percent slopes, overblown	17.08	5.3%		IIIe	IIIe	64	5	2	129	39			25	55	32	35	
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	12.79	3.9%		Ile	Ile	51			9					39	37	32	
4154	Holdrege-Hord silt loams, 0 to 3 percent slopes	11.81	3.6%		Ile	Ile	69	7	2	134	46			34	63	40	40	
3914	Scott soils, frequently ponded	8.64	2.7%		IVw		18				33			20	18	8	18	
2596	Hersh fine sandy loam, 3 to 6 percent slopes	3.16	1.0%		IIIe	IIIe	56	1		16	3	4	8		46	39	35	
8869	Hord silt loam, 0 to 1 percent slopes	2.61	0.8%		IIc	Iw	72								74	52	45	
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	0.11	0.0%		Ile	Ile	67								65	47	40	
Weighted Average							55.5	0.5	0.6	13.5	9.8	*	0.1	5.7	*n 54.3	*n 40.6	*n 36.2	

LOGAN COUNTY PIVOTS **Parcel 2 Details**

LOCATION: This nice farm is located 5 miles south of Stapleton, NE in the southern Logan County on the corner of Avenue 120 and County Road 20. This farm is just to the east of US Highway 83.

LEGAL DESCRIPTION: NE1/4 Section 35 - Township 17 North – Range 28 West of the 6th P.M., Logan County, Nebraska

ACRES: Logan County Assessor indicates there are 159.59 taxed acres

REAL ESTATE TAXES: 2019 taxes \$5,562.52

FSA BASE: Enrolled in PLC; Corn: 134.22 acres 138 bu. yld. Soybeans: 20.68 acres 52 bu. yld.

IRRIGATION EQUIPMENT and NRD WATER RIGHTS: 2008 7 tower Zimmatic pivot (10,759 hrs.), Caterpillar 3056 diesel engine (10,766 hrs.), electric generator, Twin Disc PTO, Amarillo gear, Sargent irrigation pump, McCrometer water flow meter, 1,000 gallon fuel tank, NE

Registered irrigation well G-149102 with 132 Upper Loup NRD certified irrigated acres, 8" well drilled in 2008 to 300' static water 137', pump set at 180' to pump 800 gpm at drilling time.

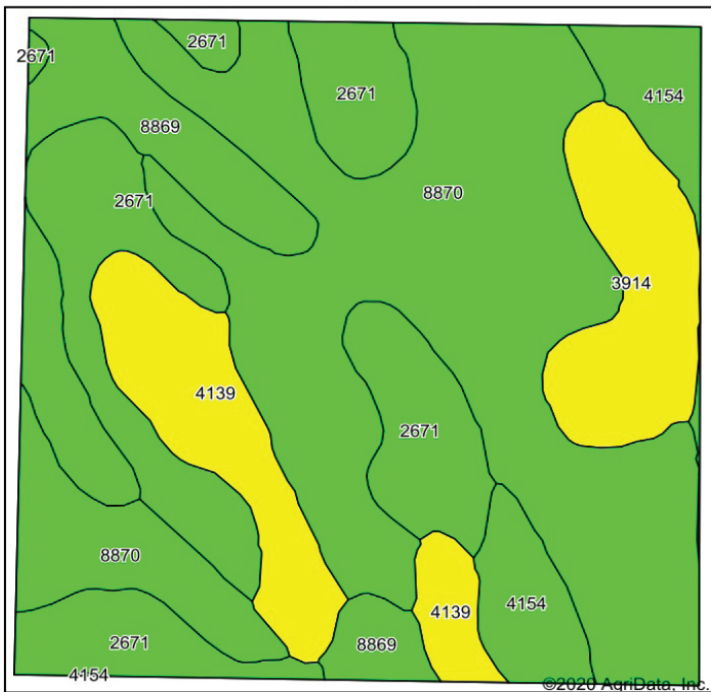
WETLANDS: Farm does include an area of wetlands in eastern portion

MINIMUM OPENING BID: \$500,000.00

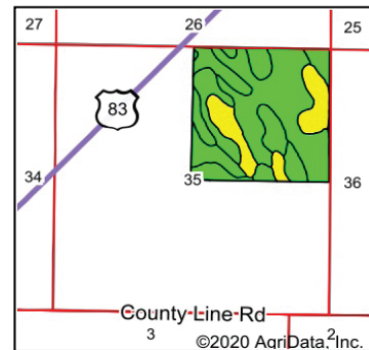
NOTES & BIDS:



LOGAN COUNTY PIVOTS Parcel 2 SOILS



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Logan**
 Location: **35-17N-28W**
 Township: **Stapleton No. 2**
 Acres: **159.59**
 Date: **10/24/2020**



Maps Provided By:



© AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: NE113, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
8870	Hord silt loam, 1 to 3 percent slopes	70.77	44.3%		Ile	Ile	70						72	52	44	72	
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	33.42	20.9%		Ile	Ile	66						65	47	40	65	
8869	Hord silt loam, 0 to 1 percent slopes	16.33	10.2%		Ilc	Iw	72						74	52	45	74	
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	15.78	9.9%		IVe	IVe	62	2	5	33	90	22	48	32	32	48	
3914	Scott soils, frequently ponded	12.84	8.0%		IVw		18			33		20	18	8	18	16	
4154	Holdrege-Hord silt loams, 0 to 3 percent slopes	10.45	6.5%		Ile	Ile	69	2	7	46	134	34	63	40	40	63	
Weighted Average								64.3	0.3	1	8.9	17.7	6	*n 63.4	*n 44.6	*n 39.7	*n 63.3

Thanks for attending the auction!

*Are you thinking
about a land sale?*



CONTACT

DUANE MCCLAIN

Broker / Owner / Auctioneer



Nebraska
Land Brokers

308.532.LAND

info@nebraskalandbrokers.com

www.NebraskaLandBrokers.com

All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.