

Real Estate Auction

Sutherland NE Farm



Tuesday, **January 30, 2018** - 1:00 PM CST
American Legion Post 208, Sutherland, NE

Property located from Sutherland, NE, 3 miles west on US Highway 30 to Sarben Road, then 1 mile north.

- *This is a very nice offering of North Platte River mixed bag hunting land, pivot irrigated cropland, sub-irrigated pasture & hay meadow.*
- *Parcels 3&4 offer future acreage building site opportunities with a view.*
- *Property to be offered as 4 parcels and in any combination of the parcels.*

WORKING FOR THE SELLER:
Prairie Land Conservators Trust
Adams Bank & Trust Trustee



DUANE MCCLAIN
Broker / Owner / Auctioneer

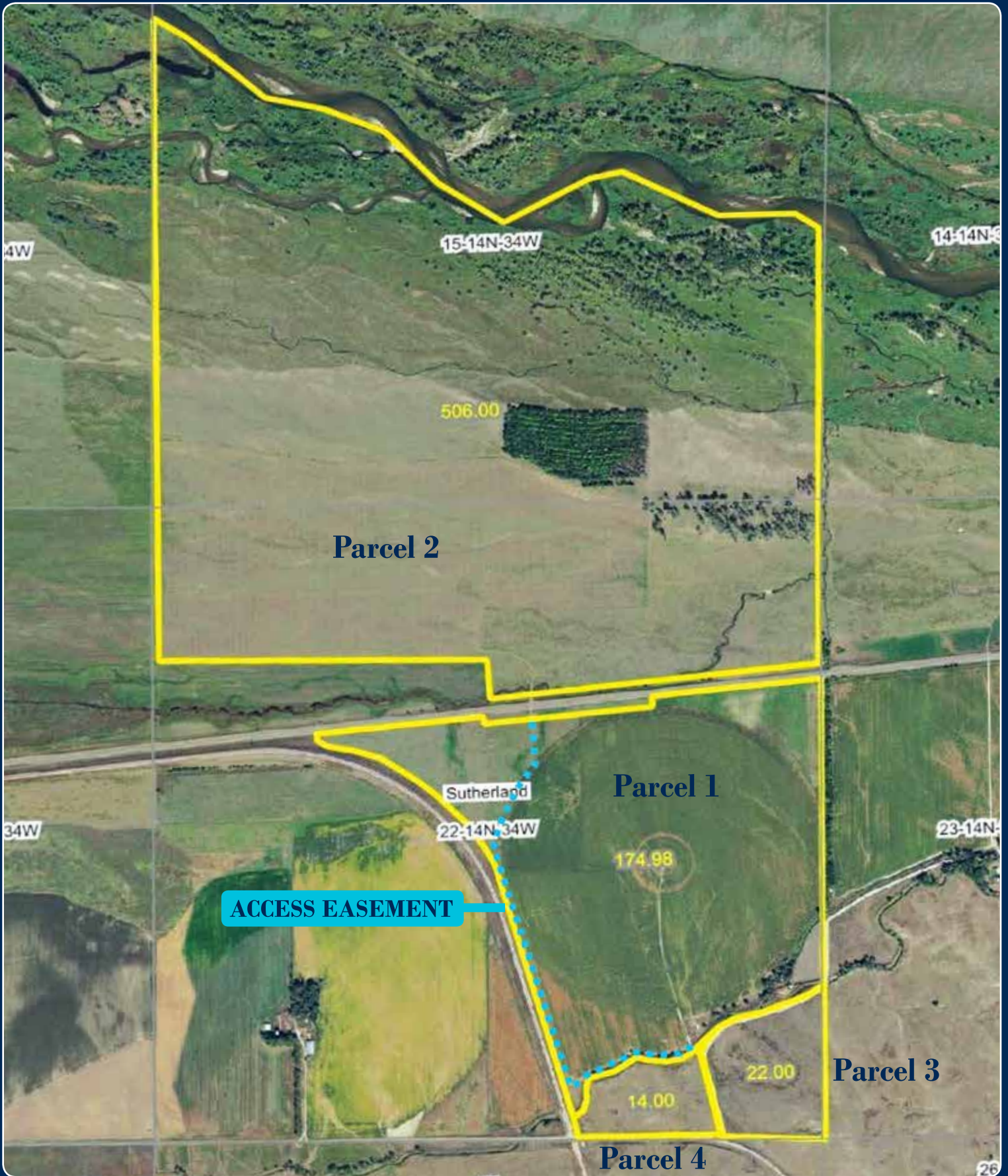


308.532.LAND / duane@nebraskalandbrokers.com

www.NebraskaLandBrokers.com



NAA
Auctioneer



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TERMS OF SALE

- **Method of Sale:** The sale of this property positively sells as a “minimum bid” auction. Once the agreed upon minimum bid has been achieved the auction will be converted to an absolute auction.
- **Property will be offered in Multiple Parcels,** any combination of the parcels and as a whole. 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. Phone bidding will be accepted with prior approval of the Buyer by Nebraska Land Brokers.
- **Earnest Deposit:** 20% deposit required day of auction with the signing of a Nebraska Land Brokers purchase agreement immediately following the conclusion of the auction.
- **Closing:** Cash or Certified Funds due upon closing, which is to be on or before **March 1, 2018.**
- **Possession:** Full possession of the property will be given upon closing, **March 1, 2018.**
- **Taxes:** 2017 and previous year’s real estate taxes paid by Seller. Buyer to pay all 2018 and subsequent year’s taxes.
- **Acres:** Buyers should understand they are bidding on a parcel of land and that Broker makes no guarantees to exact acres of each Parcel. Acre counts advertised are derived from Broker’s mapping process and while are very close are in no way meant to be survey accurate.
- **Title:** Seller to convey title by **warranty deed.** A title insurance commitment from **Title Services of the Plains** showing good merchantable title will be available prior to Auction. The cost of title insurance and escrow closing fees to be divided equally between buyer and seller.
- **Agency:** All representatives of Nebraska Land Brokers are acting as agents of the sellers, **Prairie Land Conservators Trust, Inc.; Adams Bank and Trust, Trustee**
- **Oil, Gas and Minerals:** All owned oil, gas and mineral rights shall pass to the Buyer at closing.
- **Financing:** This is a CASH SALE and is NOT contingent upon financing. Buyers should make their financial arrangements prior to the auction.
- **NRD Info:** Property is located within Twin Platte 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.
- **Surface Water:** The property does receive surface water for irrigation from the **Keith-Lincoln Irrigation District.** There is an assessment to the property for the water rights.
- **Bridge:** While the maintenance of the bridge across the irrigation ditch in the past has been the responsibility of the Keith-Lincoln Irrigation District, in the future the Buyer may be responsible for bridge maintenance.
- **Survey:** If the individual Parcels sell separately and a survey shall be required, the cost of the survey shall be divided equally between Buyers of each parcel at closing.
- **Easements:** If Parcels 1 & 2 sell separately an access easement shall be granted to Parcel 2 around the western side of the pivot in Parcel 1 to the UP Railroad Crossing. Additionally, The **Keith-Lincoln Irrigation District** does have a 33’ ROW either direction from the center of the ditch for maintenance of the ditch.
- All information is deemed reliable, but is not guaranteed. We urge the buyer to inspect and rely upon his own conclusions.
- Announcements day of sale will take precedence over information provided herein.



Parcel 1

175+/- acres consisting of pivot and gravity irrigated cropland, non-irrigated cropland and sub-irrigated hay meadow located between the Keith-Lincoln Irrigation District ditch and the UP Railroad ROW. Irrigation equipment includes an older Valley 8 tower pivot erected in 2014 with new bolts and gaskets. A US Motors 60 hp electric motor, Sargent irrigation pump and a electric submersible well for stock grazing.



There are **135.62 Certified Irrigated Acres** with the Twin Platte NRD. The pivot covers approximately 120 and the balance are gravity irrigated with water rights from the Keith-Lincoln Irrigation District ditch. In the northwest corner there are **approximately 22 acres** of sub-irrigated hay meadow and in the northeast corner **approximately 10 acres** of non-irrigated cropland. The balance of the property treed habitat along the irrigation ditch and a drainage ditch along the eastern boundary of the property.

If Parcel 1 sells separately from Parcel 2 there will be an access easement reserved for the benefit of Parcel 2 around the western side of the pivot to the railroad crossing. If the individual Parcels sell separately and a survey shall be required, the cost of the survey shall be divided equally between Buyers of each parcel.

ACRES:

Approximately 175

TAXES:

2017 estimated real estate taxes are \$9,438 plus \$1,356 in NRD Occupation Taxes

IRRIGATION WELL:

Registered NE Well G-033200, an 8" well drilled in January 2014 to 215' with static water of 22' with a pumping level of 70' at drilling. Pump is set at 120' and there are 135.62 certified irrigated acres.

FSA INFORMATION:

The farm is enrolled in ARC County and includes 96.4 acres of corn base with 129 bu yield.

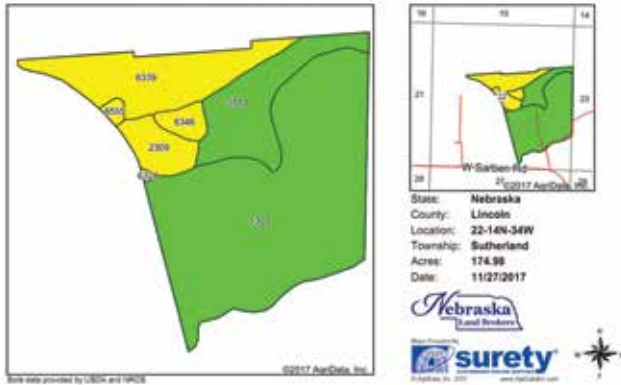
KEITH-LINCOLN IRRIGATION DITCH:

Property has 120.94 acres of water rights from the ditch and pays \$2,055 ditch assessment annually for the water rights. Property is bound on the southern side by the ditch. The district has a 33' ROW to either side of the center of the ditch.

MINIMUM BID: \$600,000



Sutherland NE Farm Auction Parcel 1 SOILS



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	107.21	61.3%		Ile	Ile	47
6339	Lawet silt loam, saline-alkali, occasionally flooded	29.43	16.8%		IVs	IIIc	34
3710	Cass fine sandy loam, rarely flooded	24.06	13.8%		Ile	Ile	50
2309	McCook loam, saline-alkali	8.71	5.0%		IVs	IIIc	51
6346	Lawet-Saltine complex, occasionally flooded	3.91	2.2%		IVs	IIIc	25
8555	Silver Creek-Saltine complex, rarely flooded	1.28	0.7%		IVs	IVs	27
6328	Lawet fine sandy loam, drained, occasionally flooded	0.38	0.2%		IIIw	IIIw	33
Weighted Average							44.8



Parcel 2

506+/- acres located to the north side of the UP Railroad ROW north of Parcel 1. Parcel consists of approximately 292 acres of fenced sub-irrigated pasture that waters from the Bull Ditch on the south and seasonal flowing streams to the north; 132 acres of very productive hay meadow; approximately 82 acres of North Platte River accretion. The cedar trees on the property have been mitigated and there is a large hedge apple tree grove in the near center of the property. Historically the pasture has provided grazing for 70 pair in the summer. With fertilizer the meadow can normally produce 200 ton of hay annually. This Parcel offers an income stream to a mixed bag hunting opportunity that includes white tail deer, water fowl, turkey and fur trapping.

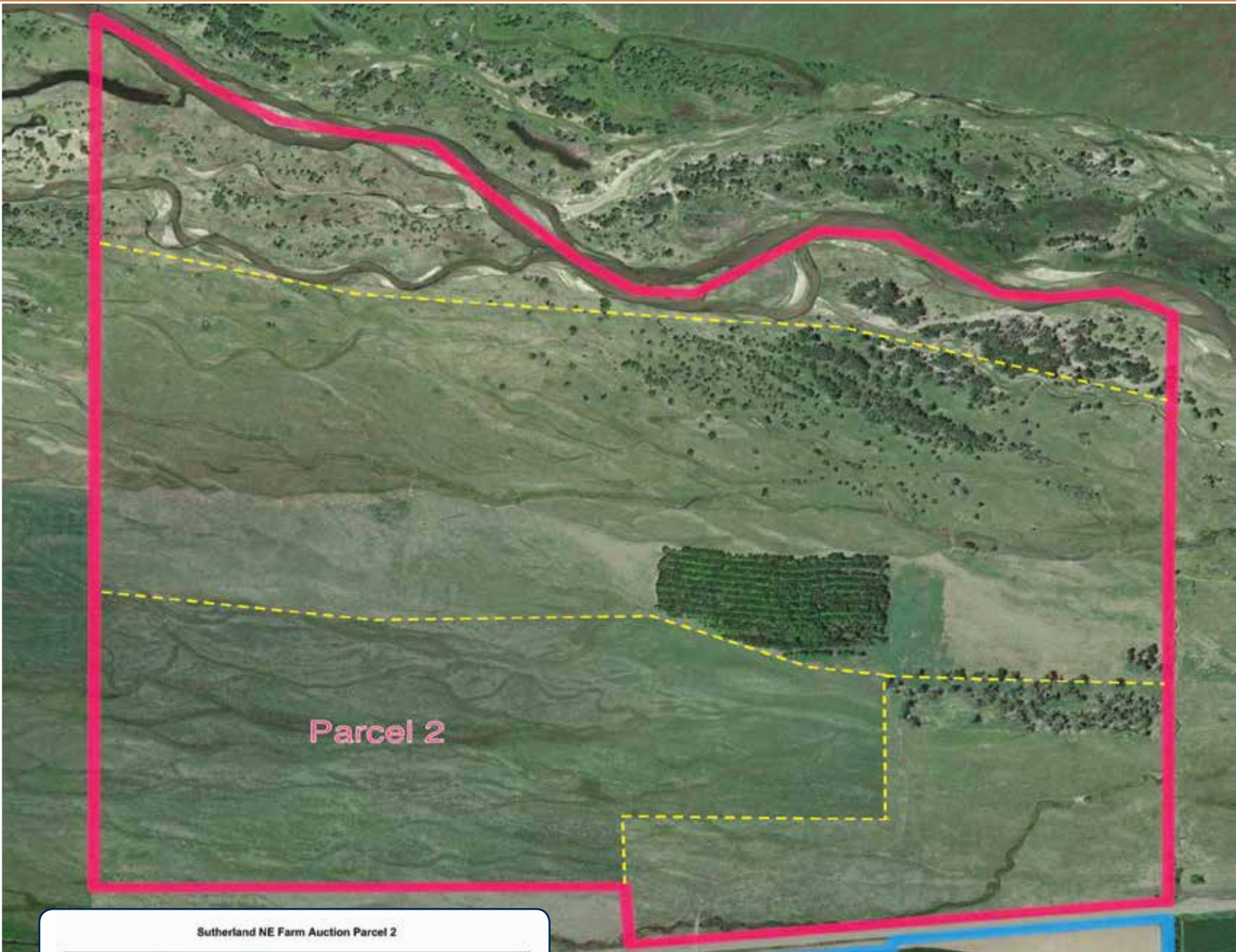
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If the individual Parcels sell separately and a survey shall be required, the cost of the survey shall be divided equally between Buyers of each parcel.*

ACRES: Approximately 506

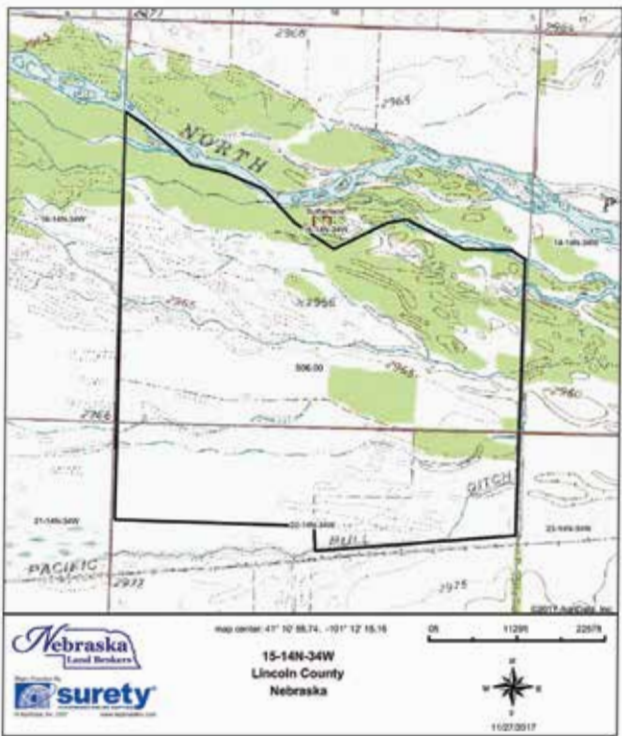
TAXES: 2017 estimated to be \$7,462

MINIMUM BID: \$500,000





Sutherland NE Farm Auction Parcel 2



Parcel 3

22+/- acres of grass located from Sutherland NE 3 miles west on US Highway 30 and 1 mile north on Sarben Road. Property is bound on the west and north by Snake Road. Rural electric power is close by this property. Property has views of the North Platte River valley to the west and north. This land to build on is something that is hard to find in the area.

If the individual Parcels sell separately and a survey shall be required, the cost of the survey shall be divided equally between Buyers of each parcel.

ACRES: Approximately 22

TAXES: 2017 estimated to be \$330

MINIMUM BID: \$17,500



Parcel 4

14+/- acres of grass located from Sutherland NE 3 miles west on US Highway 30 and 1 mile north on Sarben Road. Property is bound on the south by Sarben Road, the east by Snake Road, the Keith-Lincoln Ditch on the north and UP Railroad ROW on the west. Rural electric power crosses the property. Property has views of the North Platte River valley to the west and north. This land to build on is something that is hard to find in the area.

If the individual Parcels sell separately and a survey shall be required, the cost of the survey shall be divided equally between Buyers of each parcel.

ACRES: Approximately 14

TAXES: 2017 estimated to be \$220

MINIMUM BID: \$10,000





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Tuesday, January 30, 2017



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Thanks for attending the auction!

*Are you thinking
about a land sale?*

CONTACT

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