

# NEBRASKA LAND AUCTION

## FRONTIER COUNTY FARMS

**3**  
**PARCELS!**  
**OFFERING**

**980 ACRES**  
*including cropland and grass pasture with very good access. The non-irrigated cropland is mostly all Class II & III Holdrege silt loams.*

PARCEL 1

Thursday, **November 18, 2021**  
1:00 PM

**CAMBRIDGE  
COMMUNITY  
BUILDING**  
Cambridge, NE

PARCEL 2

PARCEL 3



**DUANE MCCLAIN**  
Broker / Owner / Auctioneer

**308.532.LAND** / [info@nebraskalandbrokers.com](mailto:info@nebraskalandbrokers.com)

**[www.NebraskaLandBrokers.com](http://www.NebraskaLandBrokers.com)**



**VERY NICE PARCEL - NON-IRRIGATED CROPLAND - VERY GOOD ACCESS & SOIL TYPES**



**Parcel 1**

**VERY GOOD NON-IRRIGATED CROPLAND - BALANCE OF THE PARCEL IS UNFENCED GRASS AND TREES - ELECTRIC SUBMERSIBLE STOCK WELL, NE CORNER**

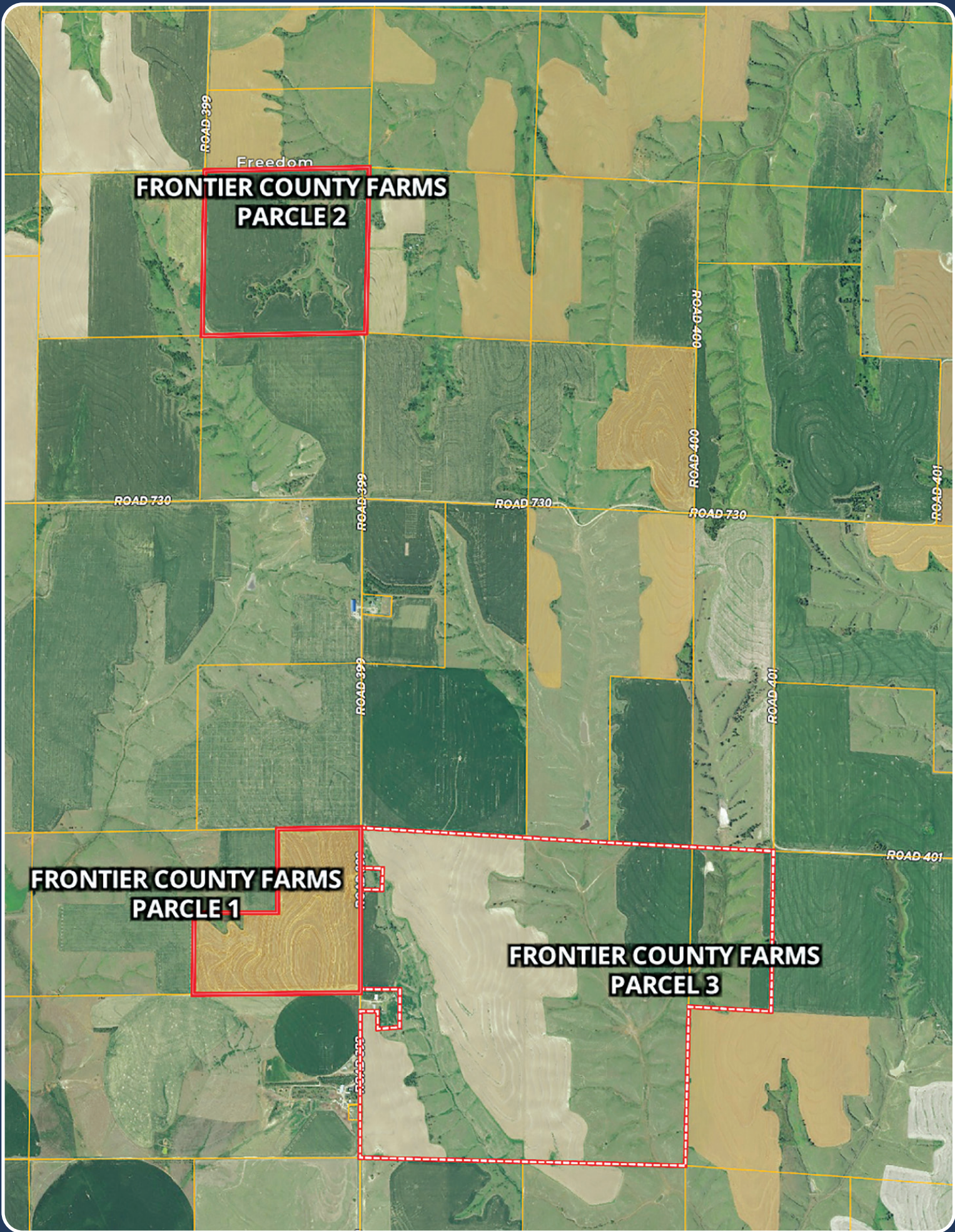


**Parcel 2**

**GOOD NON-IRRIGATED CROPLAND AND HARDLAND PASTURE  
ACCESS FROM CTY ROAD 399 along the west boundary and from Cty Road 401 to the northeast corner of the Parcel**



**Parcel 3**



**FRONTIER COUNTY FARMS  
PARCLE 2**

**FRONTIER COUNTY FARMS  
PARCLE 1**

**FRONTIER COUNTY FARMS  
PARCLE 3**

# Frontier County Farm Auction



## Auction Terms & Conditions



- 1. METHOD OF SALE:** Frontier County Farms will be offered for bidding at absolute public auction as three Parcels. Parcels will be offered separately only with no combinations. 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 48 hours prior to the auction. All bids are for the total parcel without regard to exact acreage.
- 2. AGENCY:** All agents of Nebraska Land Brokers, LLC and Vontz Realty are working as a Limited Seller's Agent for Kenneth L. Stewart Trust and Donna J. Stewart Trust, Diane M. Stewart Trustee. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. CLOSING:** Closing shall be on or before **December 31, 2021**. Closing to be conducted by McCook Abstract, McCook, 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.
- 7. 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 McCook Abstract 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.
- 8. FINANCING:** This is a **CASH SALE and is NOT** contingent upon financing. Buyers should make their financial arrangements prior to the auction.
- 9. POSSESSION:** Each Parcel of the auction has different possession situations based on the current farming lease and lease carryover with planted wheat for 2022 harvest. Please refer to the details of each Parcel for timing of possession.
- 10. REAL ESTATE TAXES:** 2021 real estate taxes due in 2022 will be paid by Seller. 2022 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 Frontier 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 Frontier County Assessor information.
13. **NRD:** Property is located in Middle Republican 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:** The Seller will cooperate with any Buyer wishing to purchase any of the property as part of a 1031 exchange. However, Seller will not agree to extend closing to benefit the Buyer to complete such an exchange.
17. **HOW TO BID ONLINE:**
  - a) Download “NE Land Brokers” app through the Apple App Store or Google Play OR click the link at the bottom of [www.NebraskaLandBrokers.com](http://www.NebraskaLandBrokers.com) home page.
  - b) 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.
  - c) Your registration must be approved by Nebraska Land Brokers before you may participate and bid on the property online.
  - d) 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:
  - a) Review and agree to the terms and conditions of the offered property detailed brochure.
  - b) Provide Nebraska Land Brokers, LLC verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.
  - c) 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.
  - d) 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 and Vontz Realty 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, Vontz Realty and the Seller assume no responsibility for the omissions, corrections, or withdrawals. All prospective Buyer should verify all information contained herein.



**Nebraska Land Brokers, LLC**

North Platte, NE

308.532.LAND

[www.NebraskaLandBrokers.com](http://www.NebraskaLandBrokers.com)

# FRONTIER COUNTY FARM Parcel 1 Details

**LOCATION:** This very nice farm is located on the west side of County Road 399 about 12 miles northwest of Bartley or 12 miles south of Stockville.

**LEGAL DESCRIPTION:** SW1/4NE1/4 and E1/2NE1/4 Section 22 - Township 5 North – Range 27 West of the 6th P.M., Frontier County, Nebraska

**ACRES:** Frontier County Assessor indicates there are 121.87 taxed acres. This farm includes 115.8 acres of very good cropland with the balance being unfenced grass and County Roads.

**REAL ESTATE TAXES:** 2020 taxes \$1,495.86

**SOIL TYPES:** Parcel consists of 80% Class II Holdrege silt loams with 1-3% slopes and the balance being Class III & IV Holdrege and Coly silt loams with 3-7% slopes

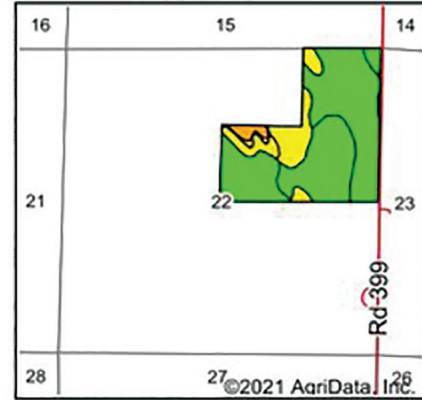
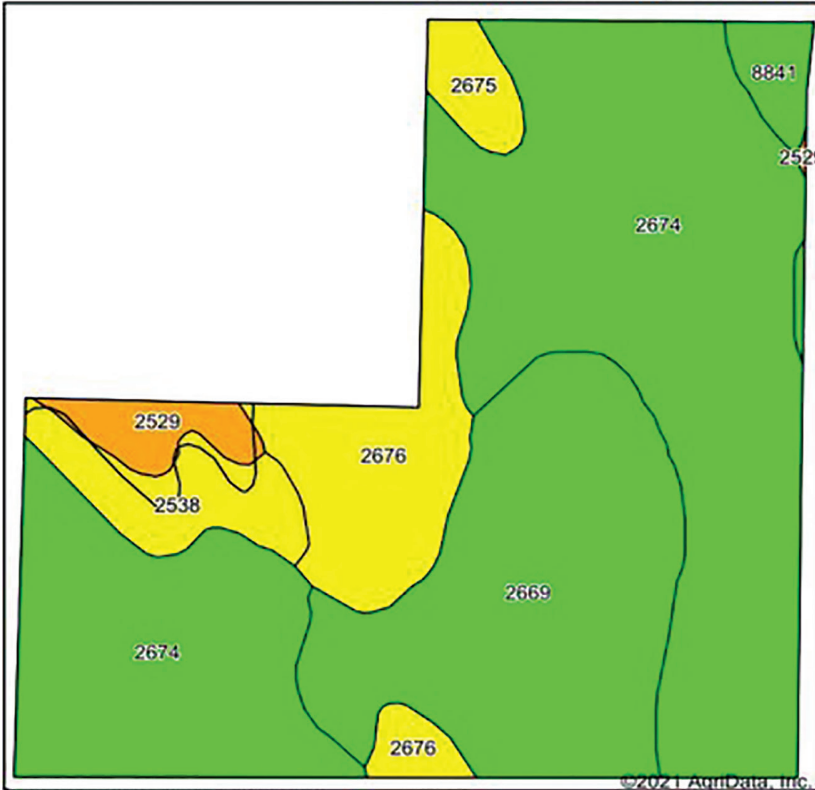
**FSA BASE:** Farm is enrolled in PLC with 115.80 acres of cropland. 49.03 acres of wheat base with 47 bushel yield and 46.86 acres of corn base with 118 bushel yield.

**SUMMARY:** This is a very nice parcel of non-irrigated cropland with very good access. The field lays very nice and soil types are very good. 100% possession of this Parcel will be available at the end of the current farming lease which ends February 28, 2022.

## NOTES & BIDS:



# FRONTIER COUNTY FARM Parcel 1 SOILS



State: **Nebraska**  
 County: **Frontier**  
 Location: **22-5N-27W**  
 Township: **Knowles**  
 Acres: **119.7**  
 Date: **9/20/2021**



Soils data provided by USDA and NRCS.

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	Grain sorghum	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCP Soybean
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	65.34	54.6%		Ile	Ile								76	51	43	
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	28.76	24.0%		Ile	Ile	68							70	49	40	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	12.36	10.3%		IIle	IIle								70	48	40	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	5.74	4.8%		IVe	IVe	51	1	3	20		24	20	53	34	33	
2529	Coly and Uly silt loams, 11 to 30 percent slopes	2.89	2.4%		VIe		34							61	44	32	
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	2.51	2.1%		IIle	IIle								77	51	43	
8841	Hall silt loam, 1 to 3 percent slopes	2.10	1.8%		Ile	Ile	70	2	5	42	134	42	39	68	43	43	
<b>Weighted Average</b>							<b>20.8</b>	<b>0.1</b>	<b>0.2</b>	<b>1.7</b>	<b>2.4</b>	<b>1.9</b>	<b>1.6</b>	<b>*n 72.4</b>	<b>*n 49.1</b>	<b>*n 41.2</b>	<b>*n 7</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Frontier County Farm Parcel 2 Details

**LOCATION:** This very nice farm is located on the northeast corner of County Road 399 about 14 miles northwest of Bartley or 10 miles south of Stockville.

**LEGAL DESCRIPTION:** NE1/4 Section 10 - Township 5 North – Range 27 West of the 6th P.M., Frontier County, Nebraska

**ACRES:** Frontier County Assessor indicates there are 160.98 taxed acres. This farm includes 115+/- acres of non-irrigated cropland and the balance is unfenced grass and trees.

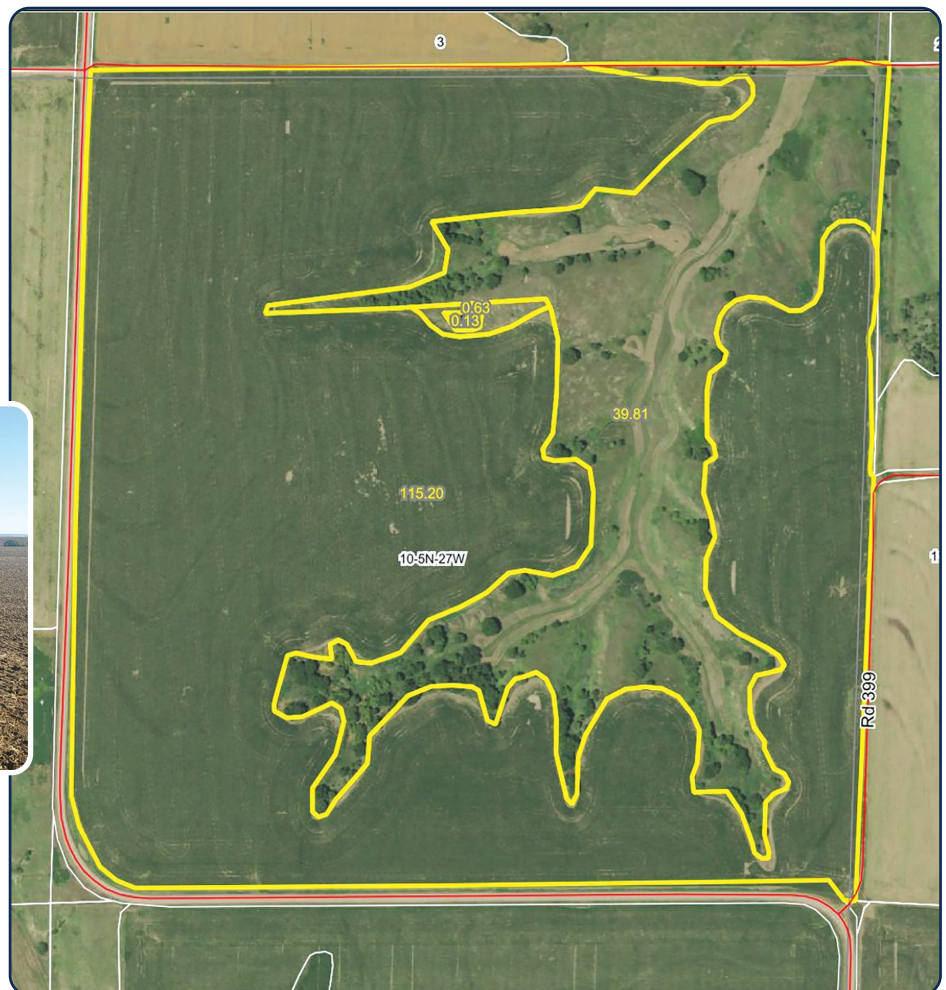
**REAL ESTATE TAXES:** 2020 taxes \$1,676.10.

**SOIL TYPES:** The non-irrigated cropland of this Parcel consists of 63% Class II Holdrege silt loams with 1-3% slopes and the balance being Class III & IV Holdrege and Coly silt loams with 3-7% slopes

**FSA BASE:** Farm is enrolled in PLC with 115.83 acres of cropland. 49.03 acres of wheat base with 47 bushel yield and 46.86 acres of corn base with 118 bushel yield.

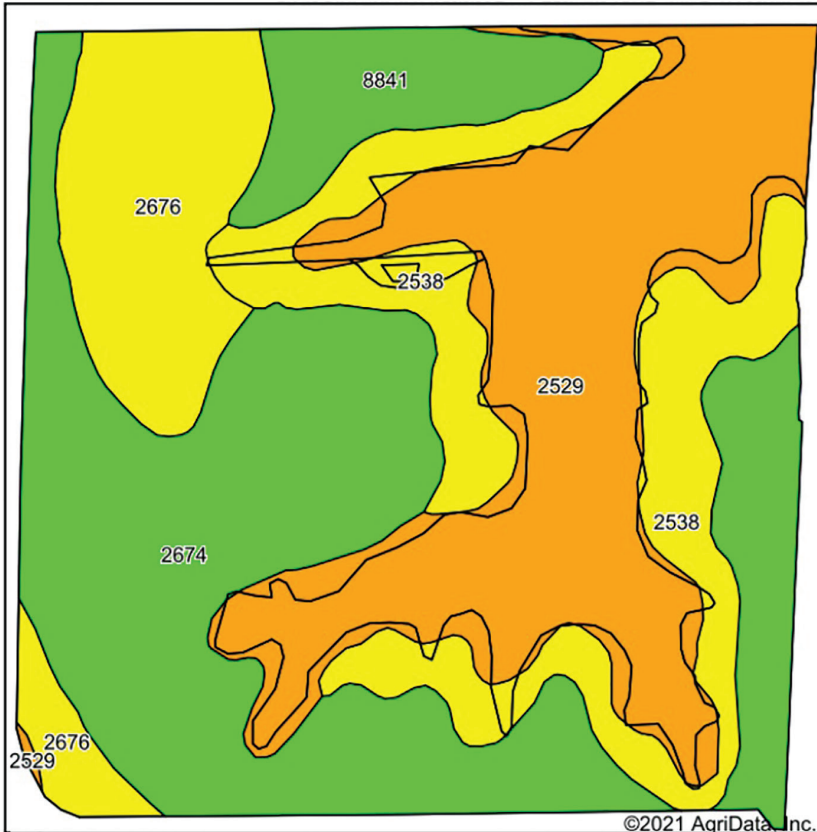
**SUMMARY:** Parcel 2 includes 115.2 acres of very good non-irrigated cropland and the balance of the Parcel is unfenced grass and trees. There is an electric submersible stock well located in the northeast corner of the parcel that can be used for stalk grazing. This Parcel will sell with a farming lease in place which will end after harvest of the 2022 wheat crop. Buyer will receive the Landlord's rent of \$50/acre to be paid on March 1, 2022.

## NOTES & BIDS:

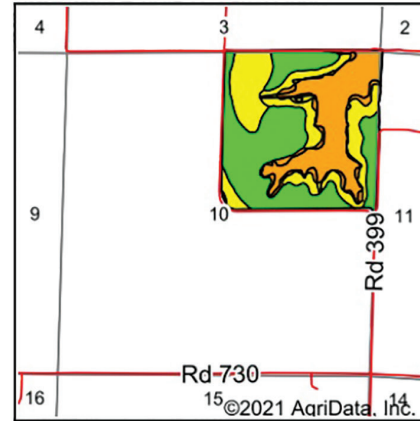




# Frontier County Farm Parcel 2 SOILS



Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Frontier**  
 Location: **10-5N-27W**  
 Township: **Knowles**  
 Acres: **155.77**  
 Date: **9/20/2021**



Maps Provided By



Area Symbol: NE063, Soil Area Version: 18

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	Grain sorghum	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCP Soybean
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	54.30	34.9%		Ile	Ile								76	51	43	
2529	Coly and Uly silt loams, 11 to 30 percent slopes	46.09	29.6%		VIe		34							61	44	32	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	26.39	16.9%		IVe	IVe	51	1	3	20		24	20	53	34	33	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	19.50	12.5%		IIIe	IIIe								70	48	40	
8841	Hall silt loam, 1 to 3 percent slopes	9.49	6.1%		Ile	Ile	70	2	5	42	134	42	39	68	43	43	
<b>Weighted Average</b>							<b>23</b>	<b>0.3</b>	<b>0.8</b>	<b>5.9</b>	<b>8.2</b>	<b>6.6</b>	<b>5.8</b>	<b>*n 66.4</b>	<b>*n 45.2</b>	<b>*n 37.7</b>	<b>*n 6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Resonant Condition Aggregation Method

# Frontier County Farm Parcel 3 Details

**LOCATION:** Parcel 3 is located on the east side of County Road 399 and does have access off of County Road 401 to the northeast corner of the Parcel. This is about 12 miles northwest of Bartley or 12 miles south of Stockville.

**LEGAL DESCRIPTION:** All Section 23 less tracts and W1/2NW1/4 Section 24 - Township 5 North – Range 27 West of the 6th P.M., Frontier County, Nebraska

**ACRES:** Frontier County Assessor indicates there are 700.22 taxed acres which includes 358.11 acres of non-irrigated cropland and 342+/- acres of fenced pasture.

**REAL ESTATE TAXES:** 2020 taxes \$6,533.40

**SOIL TYPES:** The non-irrigated cropland of Parcel 3 includes 57% Class II Holdrege silt loams with 1-3% slopes and the balance being Class III & IV Holdrege and Coly silt loams with 3-7% slopes.

**STOCK WATER:** Stock water in the east pasture is provided by an electric submersible well in the near center of the pasture. The west pasture has previously been served by the well at the homesite that has been sold to a 3rd party. There is a stock dam located in northern portion of this pasture that could be used for stock water. Arrangements for stock water from a well in the west pasture will need to be made after closing.

**FSA BASE:** Farm is enrolled in PLC with 359.52 acres of cropland. 152.22 acres of wheat base with 47 bushel yield and 145.50 acres of corn base with 118 bushel yield.

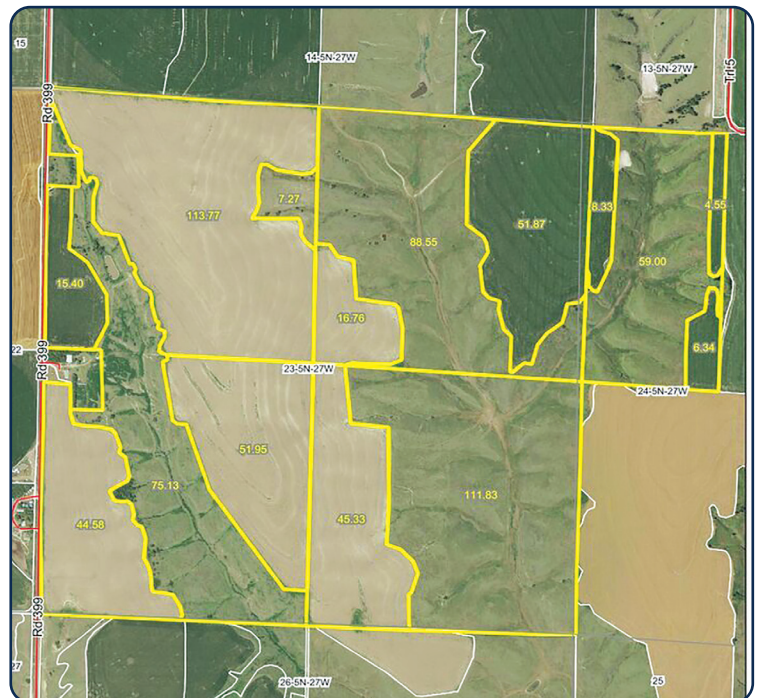
**SUMMARY:** This Parcel includes a mix of very good non-irrigated cropland and good hardland pasture with good access from County Road 399 along the west boundary and from County Road 401 to the northeast corner of the Parcel. Possession of this Parcel will be as follows:

Buyer will receive 100% Landlord's interest in the cropland planted to wheat day of auction and Buyer will receive \$50/ac for those planted acres to be paid to new owner on March 1, 2022.

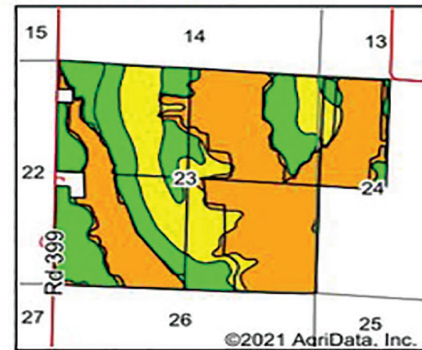
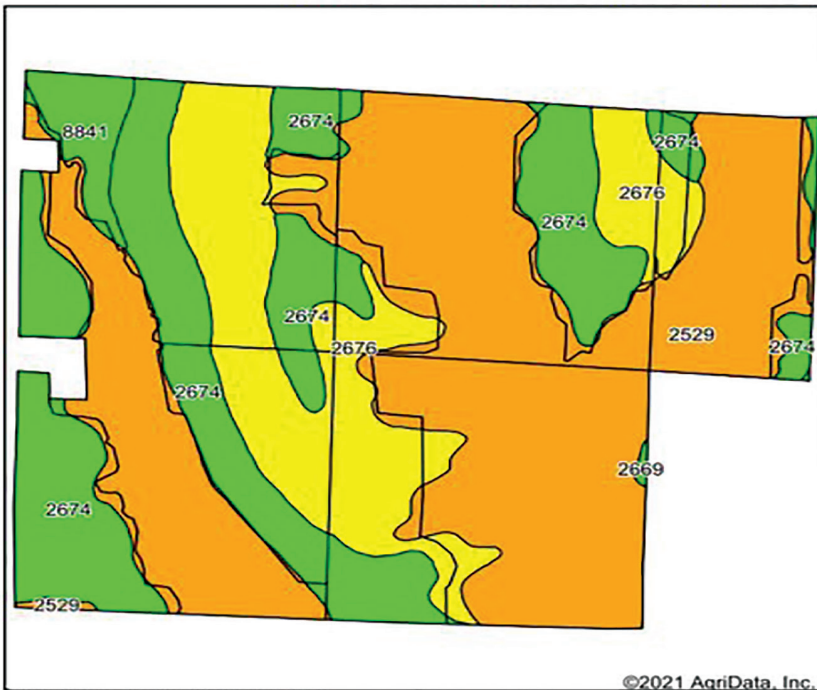
Buyer will receive 100% possession of the balance of the cropland upon closing subject to the current farming lease which ends February 28, 2022.

Buyer will receive 100% possession of the grass pasture upon closing subject to grazing lease that ends February 28, 2022.

## NOTES & BIDS:



# Frontier County Farm Parcel 3 SOILS



State: **Nebraska**  
 County: **Frontier**  
 Location: **23-5N-27W**  
 Township: **Knowles**  
 Acres: **700.66**  
 Date: **9/20/2021**



Soils data provided by USDA and NRCS.

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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	Grain sorghum	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCI Soybear
2529	Coly and Uly silt loams, 11 to 30 percent slopes	351.81	50.2%		Vle		34							61	44	32	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	192.80	27.5%		Ile	Ile								76	51	43	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	137.44	19.6%		IIle	IIle								70	48	40	
8841	Hall silt loam, 1 to 3 percent slopes	17.83	2.5%		Ile	Ile	70	2	5	42	134	42	39	68	43	43	
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	0.78	0.1%		Ile	Ile	68							70	49	40	
<b>Weighted Average</b>							<b>18.9</b>	<b>0.1</b>	<b>0.1</b>	<b>1.1</b>	<b>3.4</b>	<b>1.1</b>	<b>1</b>	<b>*n 67.1</b>	<b>*n 46.7</b>	<b>*n 36.9</b>	<b>*n</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Thanks for attending the auction!

Are you thinking  
about a land sale?



CONTACT

**DUANE MCCLAIN**

Broker / Owner / Auctioneer



**Nebraska**  
Land Brokers

*In conjunction with*



Ed Vontz, Broker  
308.520.3953



**308.532.LAND**

[info@nebraskalandbrokers.com](mailto:info@nebraskalandbrokers.com)

[www.NebraskaLandBrokers.com](http://www.NebraskaLandBrokers.com)

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