

NEBRASKA FARM AUCTION



Perkins County Farm

1:00 PM MST Thursday, **January 26, 2023**

PERKINS COUNTY FAIR BUILDING
Grant, NE

8
PARCELS!
SELLING
1,740 ACRES

LOCATED 5-7 MILES
SOUTH OF GRANT
ON BOTH SIDES OF
HIGHWAY 61



SCAN ME



DUANE MCCLAIN
Broker / Auctioneer
308.530.0221

308.532.LAND / info@nebraskalandbrokers.com



BUTCH BURGE
Associate Broker
308.882.1295

www.NebraskaLandBrokers.com



NAA
Auctioneer

Perkins County Farm

Auction Terms & Conditions

- METHOD OF SALE:** Perkins County Farm will be offered for bidding at Absolute Public Auction as 8 Parcels. Parcels will be offered separately and with one Combination A of Parcels 1 and 2. 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.
- AGENCY:** All agents of Nebraska Land Brokers, LLC are working as a Limited Seller's Agent for Daniel P. Gengenbach Revocable Trust and Evelyn L. Gengenbach Revocable Trust. 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. Earnest deposits from an Online or Phone Bidder must be wired to the Broker within 24 hours of the auction. Prior to closing the earnest deposit shall be forwarded to Thalken Title Company, Ogallala, NE on behalf of the Buyer. Failure to close on or before the scheduled date shall result in forfeiture of the earnest deposit without objection by Buyer and no further releases required.
- CLOSING:** Closing shall be on or before **March 10, 2023**. Closing to be conducted by Thalken Title Company, Ogallala, NE with 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 with the cost of the premium to be split 50-50 between Seller and Buyer. A preliminary "TBD" title commitment as prepared by Thalken Title Company, Ogallala, NE is available from the Broker for review prior to the auction. 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:** Full possession of each Parcel will be at closing.
- REAL ESTATE TAXES:** 2022 real estate taxes due in 2023 will be paid by Seller at closing. 2023 and subsequent year's real estate taxes shall be paid by the Buyer.
- NOXIOUS WEEDS:** As common with agriculture properties, there may be areas with noxious weeds. The location of and the density of noxious weeds is unknown at this time.
- ACREAGES:** Property sells without regard to acres. All stated acreages in the information provided by Broker are approximate and are obtained from Perkins 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.

- 13. LEGAL DESCRIPTIONS:** All legal descriptions provided were derived from Perkins County Assessor information.
- 14. USDA-FSA:** All FSA cropland bases associated to each Parcel shall pass to the Buyer.
- 15. USDA-FSA GRASSLAND CRP:** Parcel 8 is enrolled into Grassland CRP and the Buyer will be required to accept assignment the 2 Grassland CRP contacts within 60 days from the date of the recorded Deed.
- 16. NRD:** Property is located in Upper 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.
- 17. MINERALS:** Buyer shall receive all owned oil, gas and mineral rights at closing.
- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.



Nebraska Land Brokers, LLC

North Platte, NE

308.532.LAND

www.NebraskaLandBrokers.com



Perkins County Farm Auction



Sellers:

*Daniel P. Gengenbach Rev. Trust
Evelyn L. Gengenbach Rev. Trust
Adams Bank & Trust, Trustee*

- **940 ACRES** of high quality non-irrigated cropland in 6 Parcels
- **777 ACRES** of grass pasture as 1 Parcel
- **17 ACRE** building site as 1 Parcel

Nearly all of the cropland is located about 4 miles southeast of Grant NE along Highway 61.

The 777 acres of grass pasture is located 11 miles south of Grant on both sides of Highway 61.

Parcel 1 17 acre building site w/ 3 bedroom home, shop, barn, outbuildings on CR 758

Parcel 2 138 acres non-irrigated cropland Hwy 61 frontage
Combination A: Parcels 1 & 2 together

Parcel 3 155 acres non-irrigated cropland Hwy 61 access

Parcel 4 82 acres non-irrigated cropland CR 330 access
Combination B: Parcels 3 & 4 together

Parcel 5 329 acres non-irrigated cropland Hwy 61 access

Parcel 6 158 acres non-irrigated cropland CR 332 access

Parcel 7 80 acres non-irrigated cropland CR 751 access

Parcel 8 777 acres grass pasture Hwy 61 access



Perkins County Farm **Parcel 1** Details

LEGAL DESCRIPTION: Tract to be surveyed in N1/2NE1/4 Section 29 – T10N – R38W of the 6th P.M.

ACRES: Estimated to be 17-18 acres

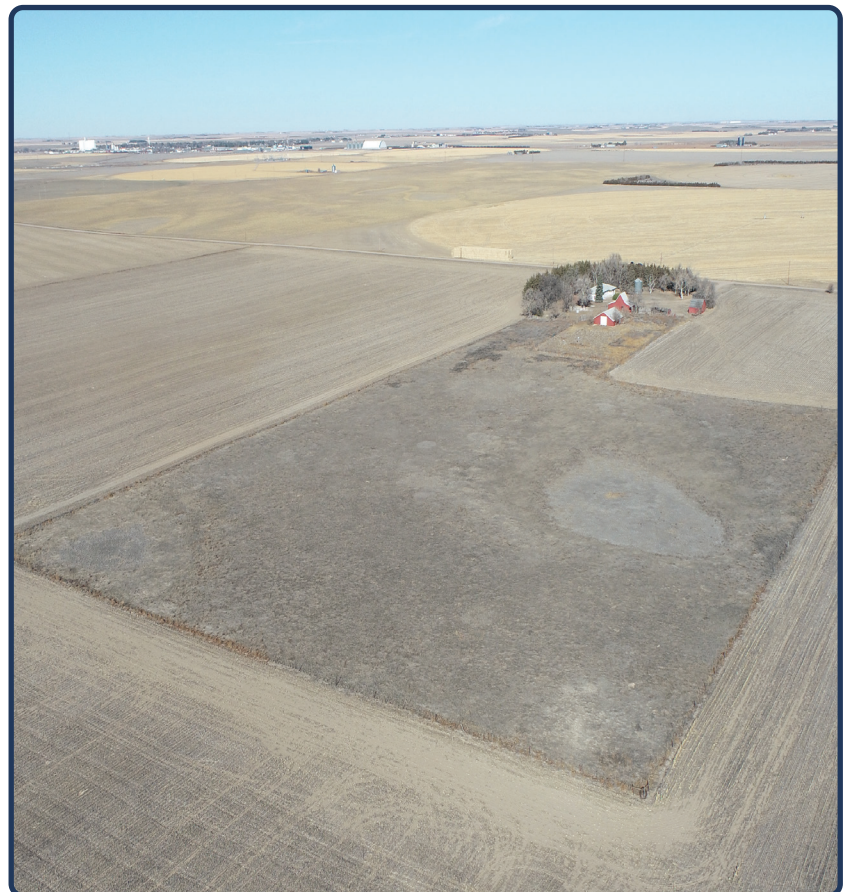
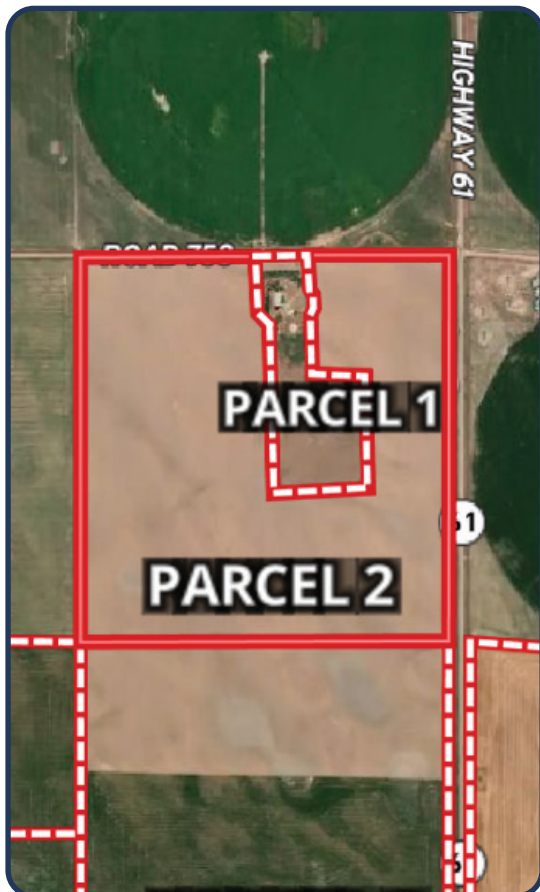
REAL ESTATE TAXES: 2022 taxes are estimated by Perkins County Assessor to be \$2,351.55

LOCATION: 33080 Road 758, Grant, NE 69153. This is ¼ mile west of Highway 61 on County Road 758. This is 5 miles southeast of Grant.

SUMMARY: This building site includes a 2,156 sq ft 3-bedroom, 2-bathroom home built in 1967. There is a 1,516 sq ft partially finished basement and attached one car garage. The house is very well built and is structurally very sound. It includes many built in cabinets and abundant storage opportunities. The décor of the house has not been updated and will need new flooring. The siding and shingles may need some updating also. Room heat is provided by baseboard heating with individual room thermostats and cooling is provided by a central air conditioning unit. There are several wood structure outbuildings and grain bin. The wooden corrals will need a complete renovation.

This will be a very good opportunity for a first-time property Buyer. This parcel is being offered in “as is” condition with no warranties offered or implied in any way by Seller and Broker.

NOTES & BIDS:



Perkins County Farm Parcel 2 Details

LEGAL DESCRIPTION: Tract to be surveyed in NE1/4 Section 29 – T10N – R38W of the 6th P.M.

ACRES: Estimated to be 139 surveyed acres

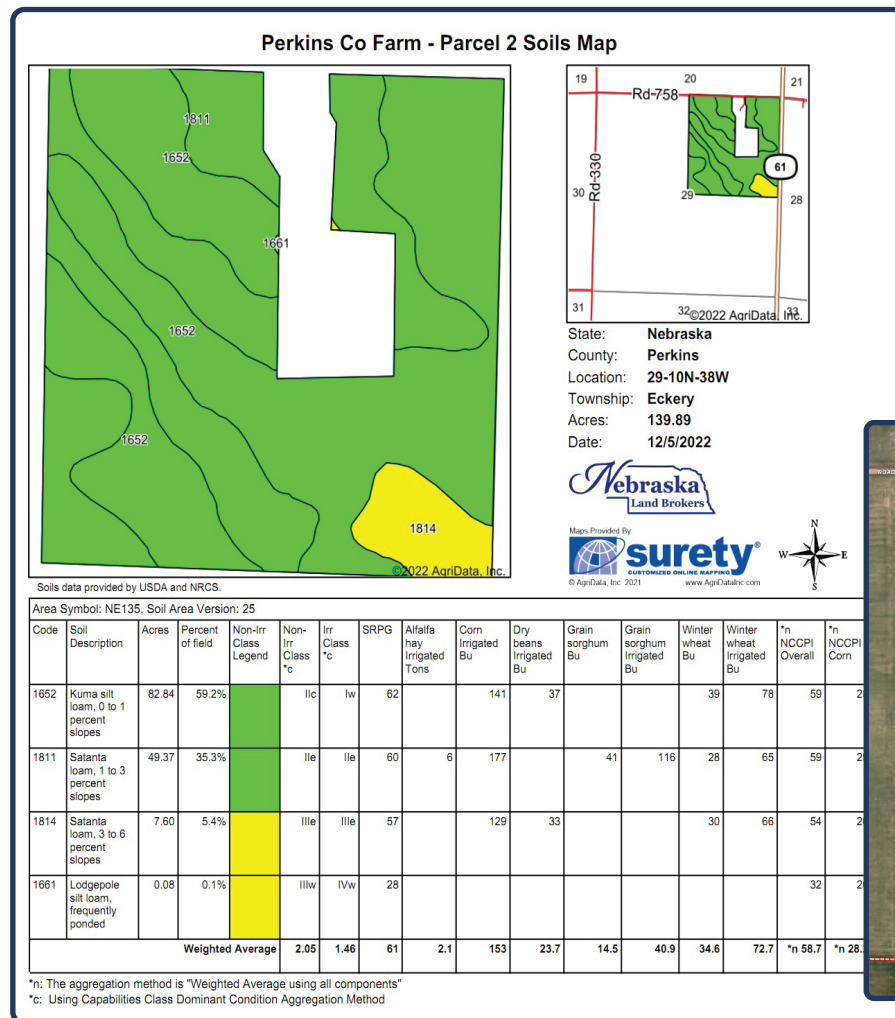
REAL ESTATE TAXES: 2022 taxes are estimated by Perkins County Assessor to be \$1,535.91.

SOIL TYPES: Parcel consists of 95% Class II Kuma & Satanta silt loams with 0-1% slopes

FSA BASE: Farm is enrolled in PLC with 137 cropland acres. By DCP cropland designation the farm would have 64.3 acres wheat base with 63 bushel yield and 28.6 acres of corn base with 128 bushel yield.

SUMMARY: A high quality non-irrigated cropland field with Highway 61 along the east side and access from County Road 758 on the north side. This parcel does wrap around Parcel 1 and will be offered with Parcel 1 as a combination.

NOTES & BIDS:



COMBINATION A - PARCELS 1 & 2

Combination A will be the NE1/4 Section 29 - T10N - R38W, including the building site of Parcel 1 and the non-irrigated cropland of Parcel 2. Should there be bidding activity on the individual parcels and the combination multiple rounds of bidding will take place to determine the way of selling to achieve the highest value for the Seller.

Please note, Parcels 3 and 4 will not be declared SOLD until after Parcels 1 and 2 or Combination A has been announced as SOLD. This would give a Buyer a chance to add Parcels 3 and 4 should they desire to do so.

Perkins County Farm Parcel 3 Details

LEGAL DESCRIPTION: SE1/4 Section 29 – T10N – R38W of the 6th P.M.

ACRES: 155.87 taxed acres

REAL ESTATE TAXES: 2022 taxes are \$1,564.30

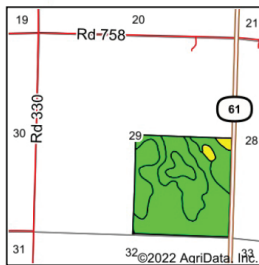
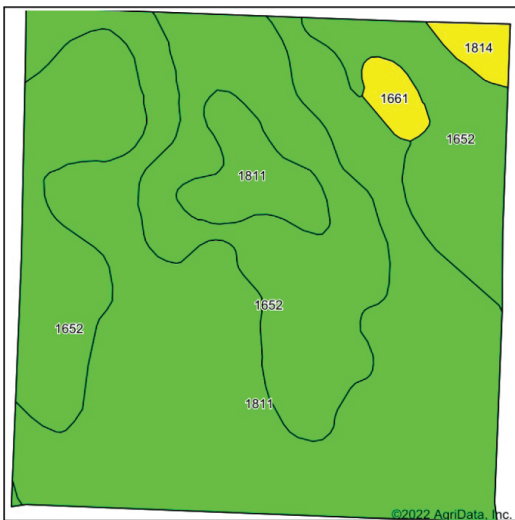
SOIL TYPES: Parcel consists of 97% Class II Kuma & Satanta silt loams with 0-1% slopes

FSA BASE: Farm is enrolled in PLC with 155 cropland acres. By DCP cropland designation the farm would have 72.9 acres wheat base with 63 bushel yield and 32.3 acres of corn base with 128 bushel yield.

SUMMARY: A high quality non-irrigated cropland field with Highway 61 access along the east side. The field is nearly level and has 3 phase power along the south boundary.

NOTES & BIDS:

Perkins Co Farm - Parcel 3 Soils Map



State: **Nebraska**
 County: **Perkins**
 Location: **29-10N-38W**
 Township: **Eckery**
 Acres: **155.1**
 Date: **12/5/2022**



Soils data provided by USDA and NRCS.

Area Symbol: NE135, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	*n NC Ove	
1811	Satanta loam, 1 to 3 percent slopes	85.19	54.9%		lle	lle	60	6	177		41	116	28	65		
1652	Kuma silt loam, 0 to 1 percent slopes	65.39	42.2%		llc	lw	62		141	37			39	78		
1661	Lodgepole silt loam, frequently ponded	2.35	1.5%		lllw	lvw	28									
1814	Satanta loam, 3 to 6 percent slopes	2.17	1.4%		llle	llle	57		129	33			30	66		
Weighted Average							2.03	1.62	60.3	3.3	158.5	16.1	22.5	63.7	32.2	69.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Perkins County Farm Parcel 4 Details

LEGAL DESCRIPTION: N1/2SW1/4 Section 29 – T10N – R38W of the 6th P.M.

ACRES: 82.16 taxed acres

REAL ESTATE TAXES: 2022 taxes are \$771.52

SOIL TYPES: The cropland of this Parcel includes 71 acres and consists of 82% Class II Kuma & Satanta silt loams with 0-1% slopes.

FSA BASE: Farm is enrolled in PLC with 71 cropland acres. By DCP cropland designation the farm would have 33.5 acres wheat base with 63 bushel yield and 14.9 acres of corn base with 128 bushel yield.

SUMMARY: A high quality non-irrigated cropland field with 71 acres of very good non-irrigated cropland and 7 acres of grass. There is an electric submersible stock well in the grass area. The field has County Road 330 access along the west side.

NOTES & BIDS:

Perkins Co Farm - Parcel 4 Soils Map

Soils data provided by USDA and NRCS.

Area Symbol: NE135, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class °c	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	†n NCCP Over	
1652	Kuma silt loam, 0 to 1 percent slopes	41.20	50.1%		Ilc	Iw	62		141	37			39		76	
1811	Satanta loam, 1 to 3 percent slopes	21.47	26.1%		Ilc	Ile	60	6	177		41	116	28		65	
1814	Satanta loam, 3 to 6 percent slopes	13.71	16.7%		Ille	IIIc	57		129	33			30		66	
1896	Valent loamy sand, 3 to 9 percent slopes	5.78	7.0%		IVle	IVe	23									
Weighted Average							2.45	1.81	57.9	1.6	138.5	24.1	10.7	30.3	31.9	67.1

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

COMBINATION B - PARCELS 3 & 4

Combination B will be the SE1/4 and N1/2SW1/4 Section 29 - T10N - R38W

Should there be bidding activity on the individual parcels and the combination multiple rounds of bidding will take place to determine the way of selling to achieve the highest value for the Seller.

Please note, Parcels 3 and 4 will not be declared SOLD until after Parcels 1 and 2 or Combination A has been announced as SOLD.

This would give a Buyer a chance to add Parcels 3 and 4 should they desire to do so.

Perkins County Farm Parcel 5 Details

LEGAL DESCRIPTION: S1/2 Section 28 – T10N – R38W of the 6th P.M.

ACRES: 329.28 taxed acres

REAL ESTATE TAXES: 2022 taxes are \$3,215.94

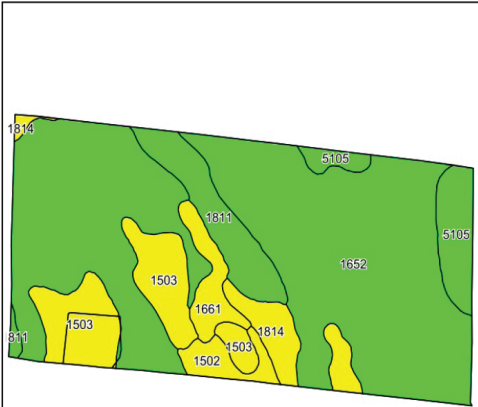
SOIL TYPES: The cropland of this Parcel includes 315 acres and consists of 78.6% Class II Kuma, Satanta and Alliance silt loams with 0-3% slopes.

FSA BASE: Farm is enrolled in PLC with 315.34 cropland acres with 147.53 acres wheat base with 63 bushel yield and 65.51 acres of corn base with 128 bushel yield.

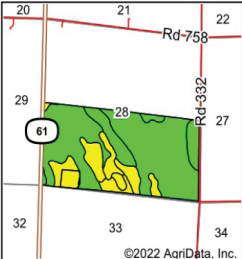
SUMMARY: A very good non-irrigated cropland field with 314 acres of non-irrigated cropland and 8 acres of grass and trees in the southwest portion. There is an electric submersible stock well in the grass area. This Parcel has Highway 61 access on the west and County Road 332 on the east.

NOTES & BIDS:

Perkins Co Farm - Parcel 5 Soils Map



©2022 AgriData, Inc.



©2022 AgriData, Inc.

State: **Nebraska**
 County: **Perkins**
 Location: **28-10N-38W**
 Township: **Eckery**
 Acres: **323.09**
 Date: **12/5/2022**


Nebraska
Land Brokers

Maps Provided By
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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 Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Millet Bu	Winter wheat Bu	Winter wheat Irrigated Bu	°n NCCPI Overall	°n NC Cc
1652	Kuma silt loam, 0 to 1 percent slopes	214.07	66.3%		Ilc	Iw	62		141	37				39		76	59
1503	Altvan loam, 3 to 6 percent slopes	36.31	11.2%		IVe	IVe	41		87		29			22			
1811	Satanta loam, 1 to 3 percent slopes	22.60	7.0%		Ile	Ile	60	6	177		41	116		28			
5105	Alliance silt loam, 1 to 3 percent slopes	17.16	5.3%		Ile	Ile	62		132	35				38			
1502	Altvan loam, 1 to 3 percent slopes	12.04	3.7%		IIle	IIle	42	4	118	31				17	32		
1814	Satanta loam, 3 to 6 percent slopes	10.68	3.3%		IIle	IIle	57		129	33				30			
1661	Lodgepole silt loam, frequently ponded	10.25	3.2%		IIIw	IVw	28										
Weighted Average					2.33	1.70	57.5	0.6	131.2	28.6	6.1	8.1	0.6	34.5			

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



Perkins County Farm Parcel 6 Details

LEGAL DESCRIPTION: SW1/4 Section 27 – T10N – R38W of the 6th P.M.

ACRES: 158.42 taxed acres

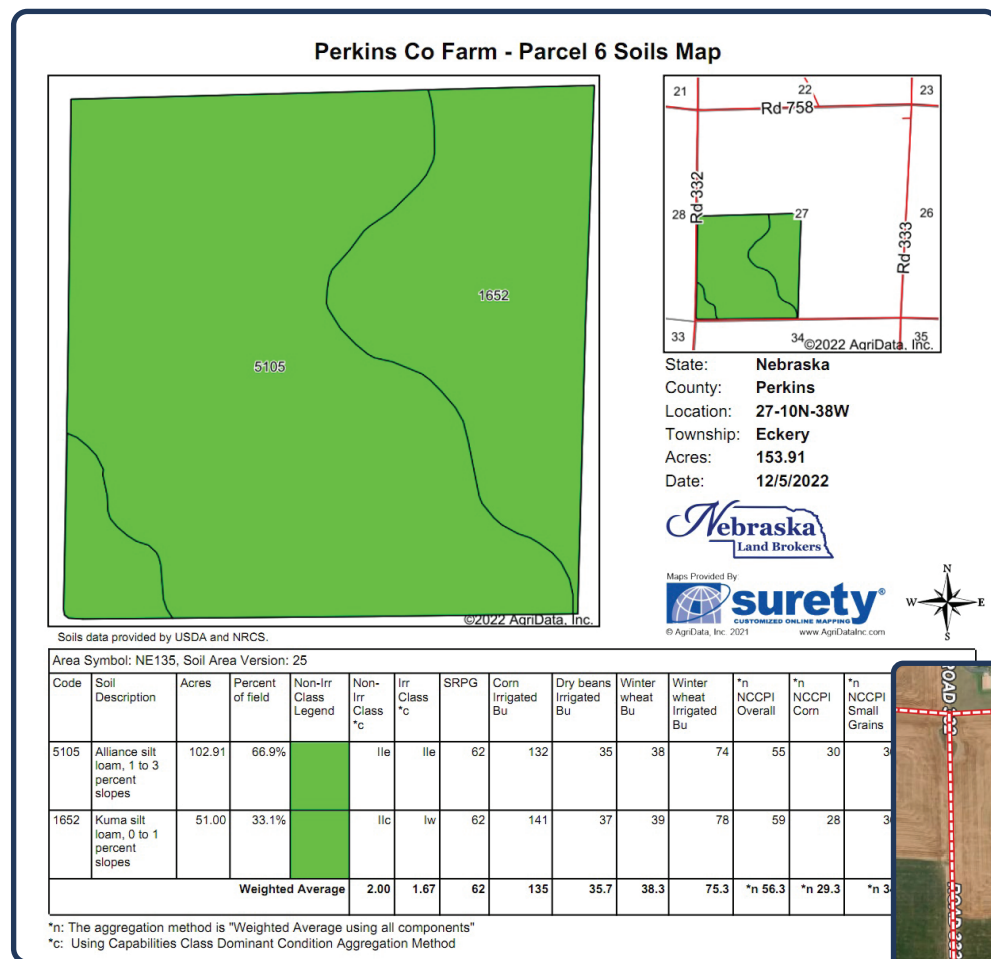
REAL ESTATE TAXES: 2022 taxes are \$1,553.20

SOIL TYPES: The cropland of this Parcel includes 153 acres and consists of 100% Class II Alliance & Kuma silt loams with 0-3% slopes.

FSA BASE: Farm is enrolled in PLC with 153.91 cropland acres. By DCP cropland designation the farm would have 72.01 acres wheat base with 63 bushel yield and 31.98 acres of corn base with 128 bushel yield.

SUMMARY: A high quality non-irrigated cropland field with 153 acres of very good non-irrigated cropland. The field has County Road 332 access along the west side.

NOTES & BIDS:



Perkins County Farm Parcel 7 Details

LEGAL DESCRIPTION: S1/2SE1/4 Section 28 – T9N – R38W of the 6th P.M.

ACRES: 80.63 taxed acres

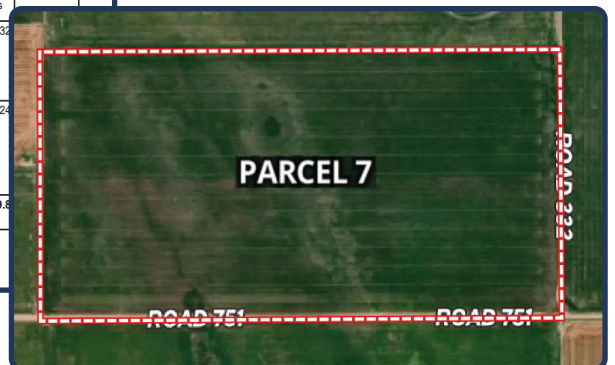
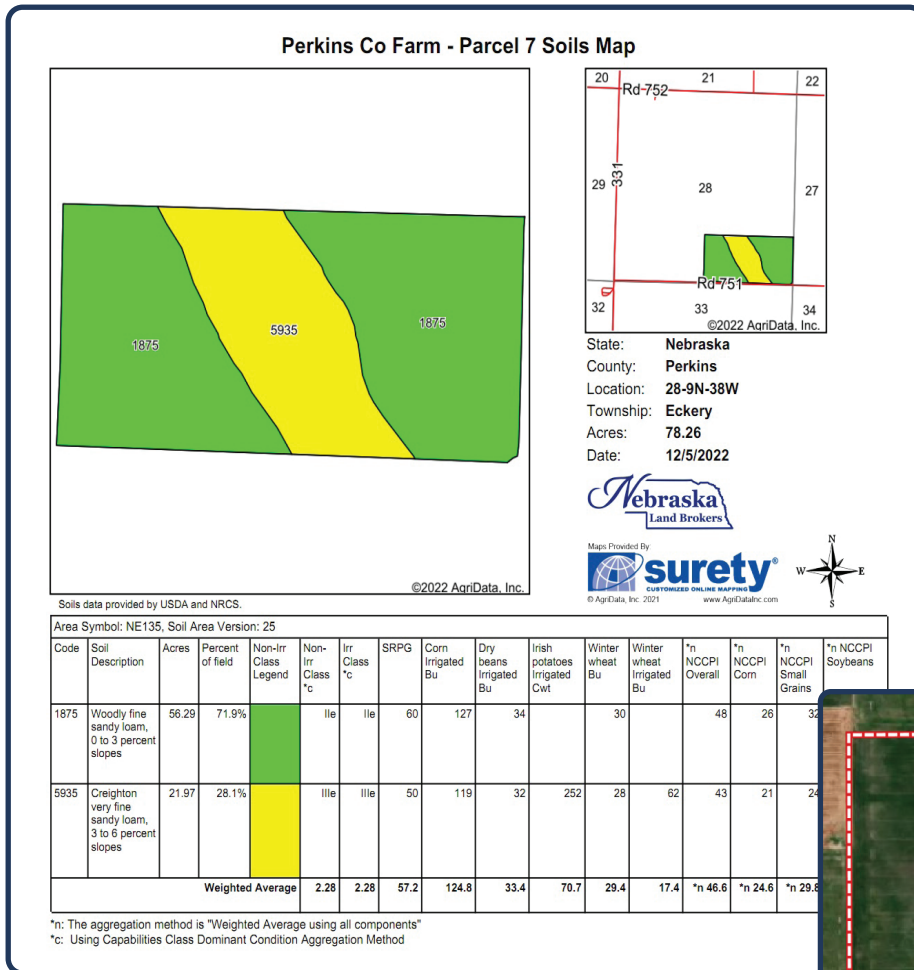
REAL ESTATE TAXES: 2022 taxes are \$766.20

SOIL TYPES: The cropland of this Parcel includes 78 acres and consists of 72% Class II Woodyly silt sandy loams with 0-3% slopes and 27% Class III Creighton very fine sandy loam.

FSA BASE: Farm is enrolled in PLC with 78.26 cropland acres. By DCP cropland designation the farm would have 22.30 acres wheat base with 41 bushel yield and 22.3 acres of corn base with 128 bushel yield.

SUMMARY: A good non-irrigated cropland field located one mile west of Highway 61 on County Road 751.

NOTES & BIDS:



Perkins County Farm Parcel 8 Details

LEGAL DESCRIPTION: Township 9 North – Range 38 West of the 6th P.M.

Section 10: E1/2SW1/4

Section 15: NW1/4, S1/2SE1/4, SW1/4 less Hwy 61 ROW

Section 22: NW1/4 less Hwy 61 ROW, N1/2NE1/4, S1/2NE1/4 less Hwy 61 ROW

ACRES: 777.68 taxed acres

REAL ESTATE TAXES: 2022 taxes are \$5,193.50

Parcel 8 lays on both the north (635+/- acres) and south (142+/- acres) side of Highway 61. There is an underpass to provide access under the Highway at the far south side. Stock water is provided by 3 electric submersible stock wells.

The north side is cross fenced into several pastures and the cross fences consist of both barbed wire and electric wire. The fencing is in below average to poor condition and will need repair. The very north portion is older expired CRP and has been historically harvested for hay. This portion can be grazed but may need to have an additional water site implemented to best utilize it. There is a large prairie dog town in the north side. The south side is fenced as one pasture.

USDA-FSA GRASSLAND CRP: This Parcel includes 767.94 acres of Grasslands CRP that expires September 30, 2031. It pays \$17.00 per acre for a total of \$13,055.00 annually. This CRP will allow for annual grazing and will require the Buyer to work with the USDA-NRCS to develop a grazing plan.

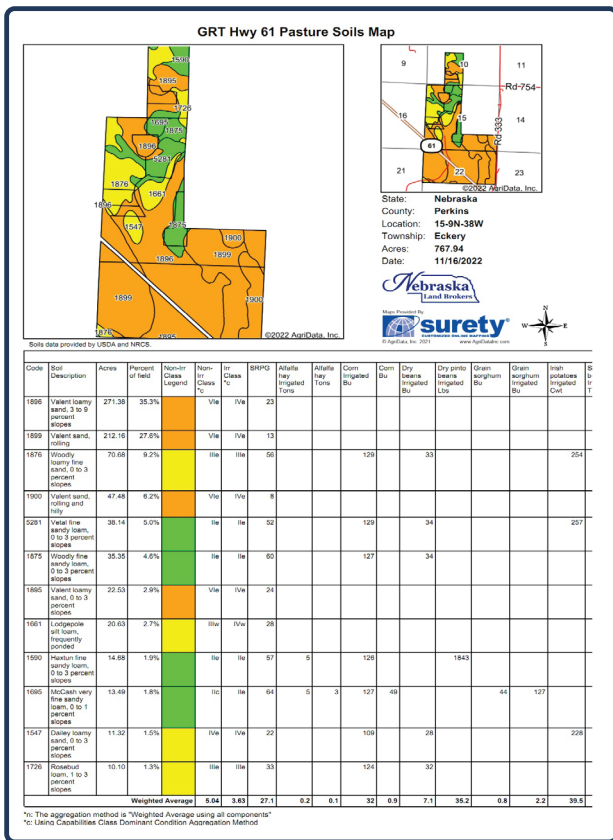
According to the NRCS the standard for Grasslands CRP is to maintain 6” to 8” of grass growth. Upon inspection of the Parcel you will notice that the grass has been grazed short and this was allowed because of the current drought situation. Grazing in 2023 may be limited due to the drought situation.

If a producer wishes to update the fencing or stock water, they will need to obtain permission before starting any work, regardless of cost share opportunities that may be available. Cost share may or may not be available depending on the project to be done. Prairie dog control is allowed but not required.

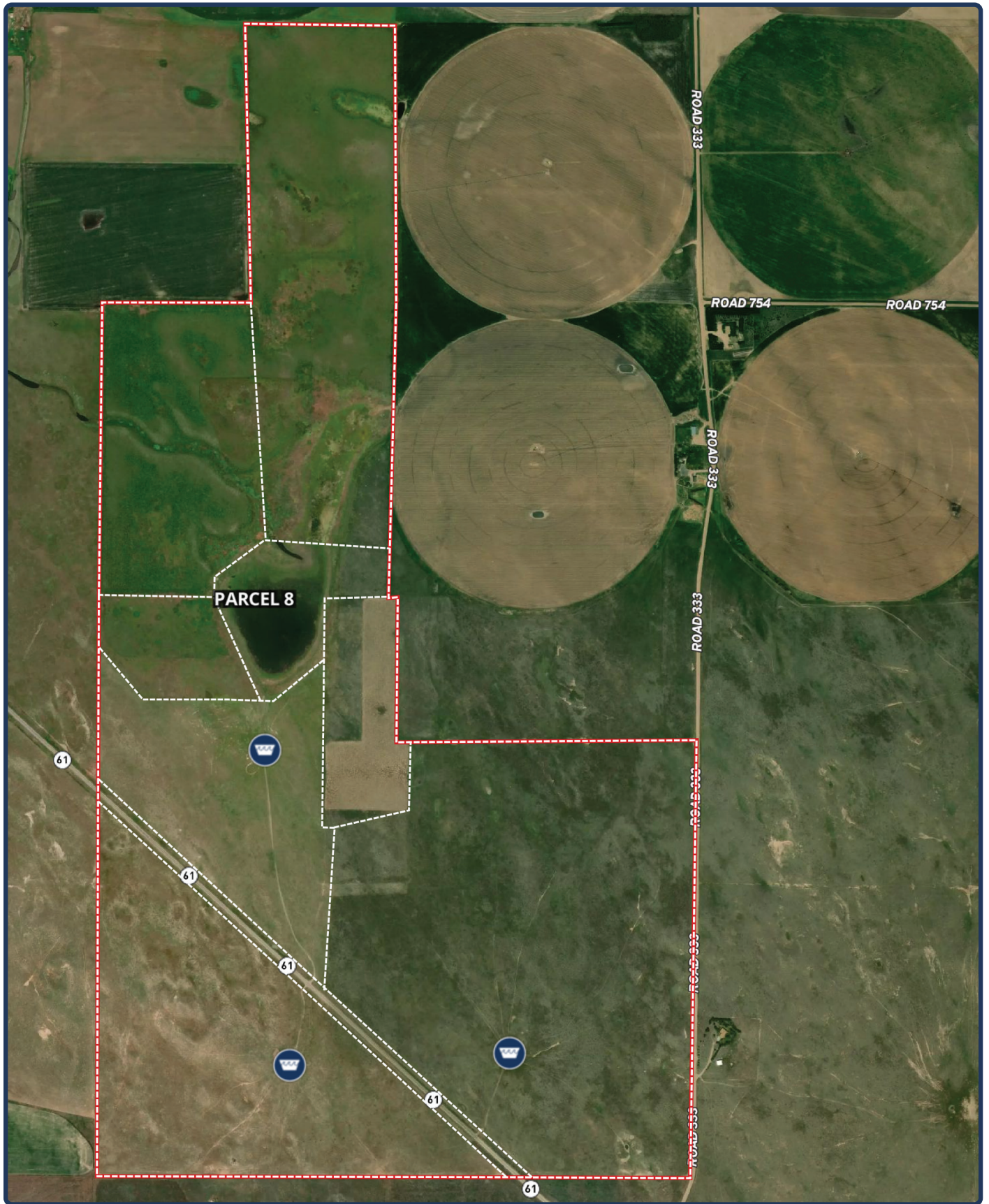
Within 60 days from the date of the recorded Deed, Buyer will be required to assume assignment of the 2 Grassland CRP contracts as of October 1, 2022 and will receive 100% of the payment to be paid Owner in October 2023. A grass lease with a Tenant can identify that the CRP payment go to the Tenant. A copy of the lease will need to be furnished to the USDA-FSA.

SUMMARY: This is a good opportunity to purchase over 770 acres of grass pasture with Highway access. As with most pastures this year, this property has been grazed hard in 2022. The Grassland CRP does offer a safety net for lost use from reduced grazing until the pasture rebounds from the drought. The current cross fencing may not be in the best positions but a new owner can work with the NRCS to correct this to better utilize the grazing opportunities.

NOTES & BIDS:



Perkins County Farm Parcel 8 Details



Thanks for attending the auction!

*Are you thinking
about a land sale?*



DUANE MCCLAIN
Broker / Auctioneer
Call 308.530.0221

**Call a member
of our team to
discuss the
current land
market.**



Associate Broker
BUTCH BURGE
Call 308.882.1295



Nebraska
Land Brokers



SCAN ME

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.