

322.59 +/- Acres
Pierce County, Nebraska

AUCTION

Live & Online Simulcast Bidding
October 21, 2021, 1:30 P.M.

Divots Convention Center – 4200 W. Norfolk Ave., Norfolk, NE



WALDO
REALTY
P.O. Box 467
O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: Tract 1: Approximately 225.59 more or less

Tract 2: Approximately 97 acres more or less

* To be surveyed if sold separately. Price shall be adjusted by surveyed acres X's the auction bid price per acre.

CERTIFIED IRRIGATED ACRES: Tract 1: 162.09

Tract 2: 103.62

2020 REAL ESTATE TAXES: \$22,208.96 or \$68.85 per acre and adjusted by Pierce County Assessor.

LEGAL DESCRIPTION: NE ¼ & PT N ½ NW ¼ & N ½ SE ¼ & SE ¼ SE ¼ & Lot 6 all in Section 26 Township 25N Range 1W of the 6 P.M. Pierce County, NE. Consisting of 322.59 acres more or less.

PROPERTY LOCATION: From the Hwy 13 & Hwy 81 junction 1-3/4 miles east on 847th Rd to the south boundary of the subject property.

PROPERTY DESCRIPTION: This offering consists of 2 pivot farms that are nearly 100% tillable and are located in southeastern Pierce County amongst a strong farming neighborhood. These productive farms would be a great addition to your current operation or a good investment offering strong rental rates. The farms consist of 2 all electric wells with updated Valley pivots, great county road access all while being within just miles of many large grain handling facilities. **The owner presently leases the SW1/4 SE1/4 adjacent to Tract 2 allowing the pivot to make a full circle around.**

FSA INFORMATION: (40 Acre Lease included)

Cropland Acres: 312.79
Irrigated Cropland Acres: 298.72
Corn Contract Acre Base: 286.80 Yield: 137 Bu.
Soybean Contract Acre Base: 11.92 Yield: 44 Bu.

FARM LEASE INFO:

Tenant Name: Randy Owens
Lease Expiration: 3/1/22

EQUIPMENT LIST:

Tract 1

8 Tower Valley Pivot – Serial #: 67926
75 hp Amarillo Gearhead – Serial # 6326A-Z06Z043R116M
Western Land Roller Pump – Serial #: F69172

Tract 2

7 Tower Zimmatic w/ Valley Panel updated in 2004 – Serial #: unknown
50 hp GE Gearhead – Serial #: 13110170
American Marsh Pump – Serial #: 176404
2 – 9,000 bu bins w/ newer forced air cooling & 3 – older 3,400 bu Colombian bins

POWER SERVICE PROVIDER: Northeast Power District (402) 375-1360

NRD NAME & PHONE #: Lower Elkhorn NRD (402) 371-7313

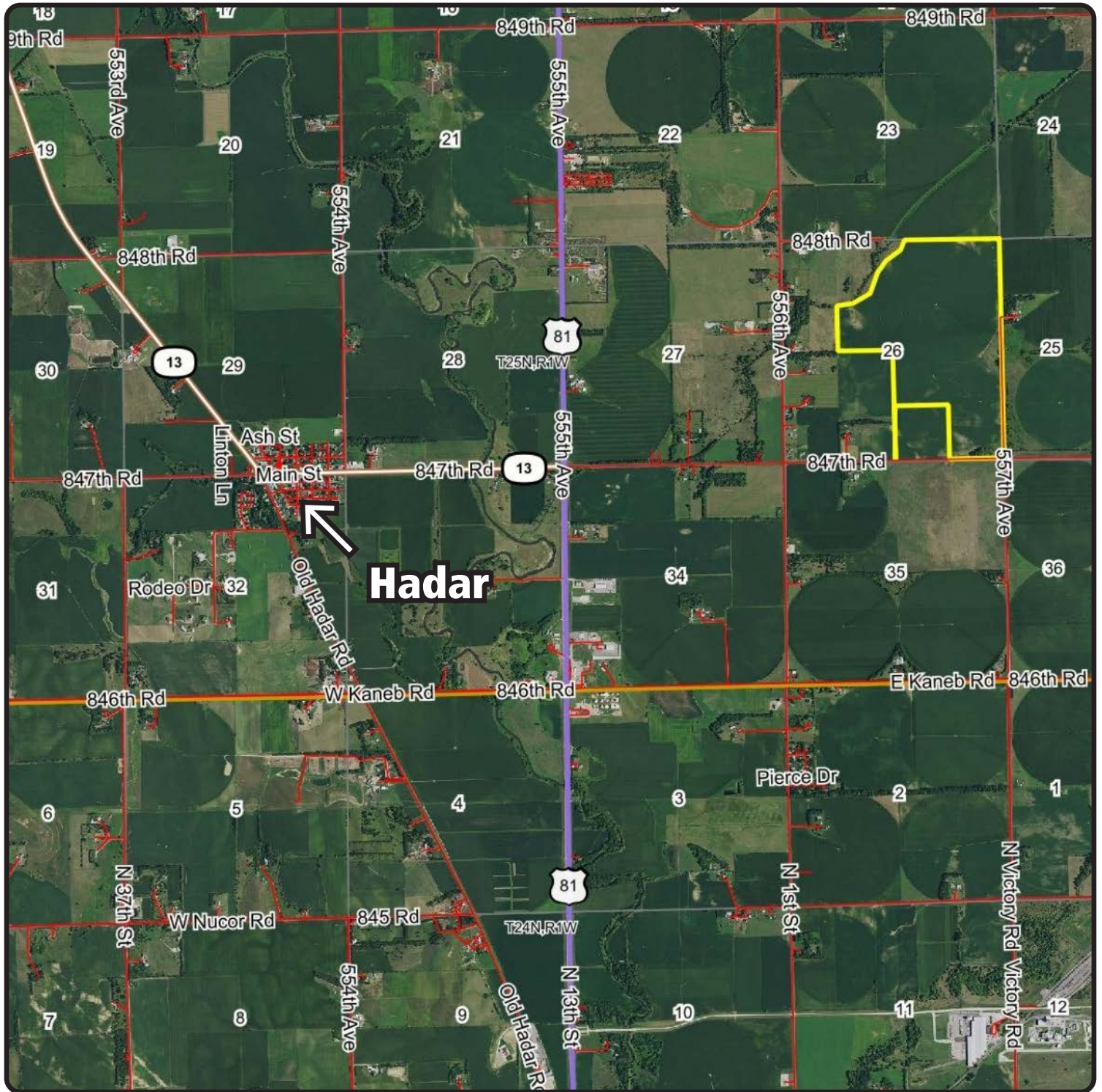
| WELL INFORMATION: | Registration # | GPM | Well Depth | Static Level | Pump Level |
|--------------------------|-----------------------|------------|-------------------|---------------------|-------------------|
| Tract 1 | G-032528 | 1,250 | 107' | 10' | 45' |
| Tract 2 | G-043591 | 800 | 78' | 30' | 60' |

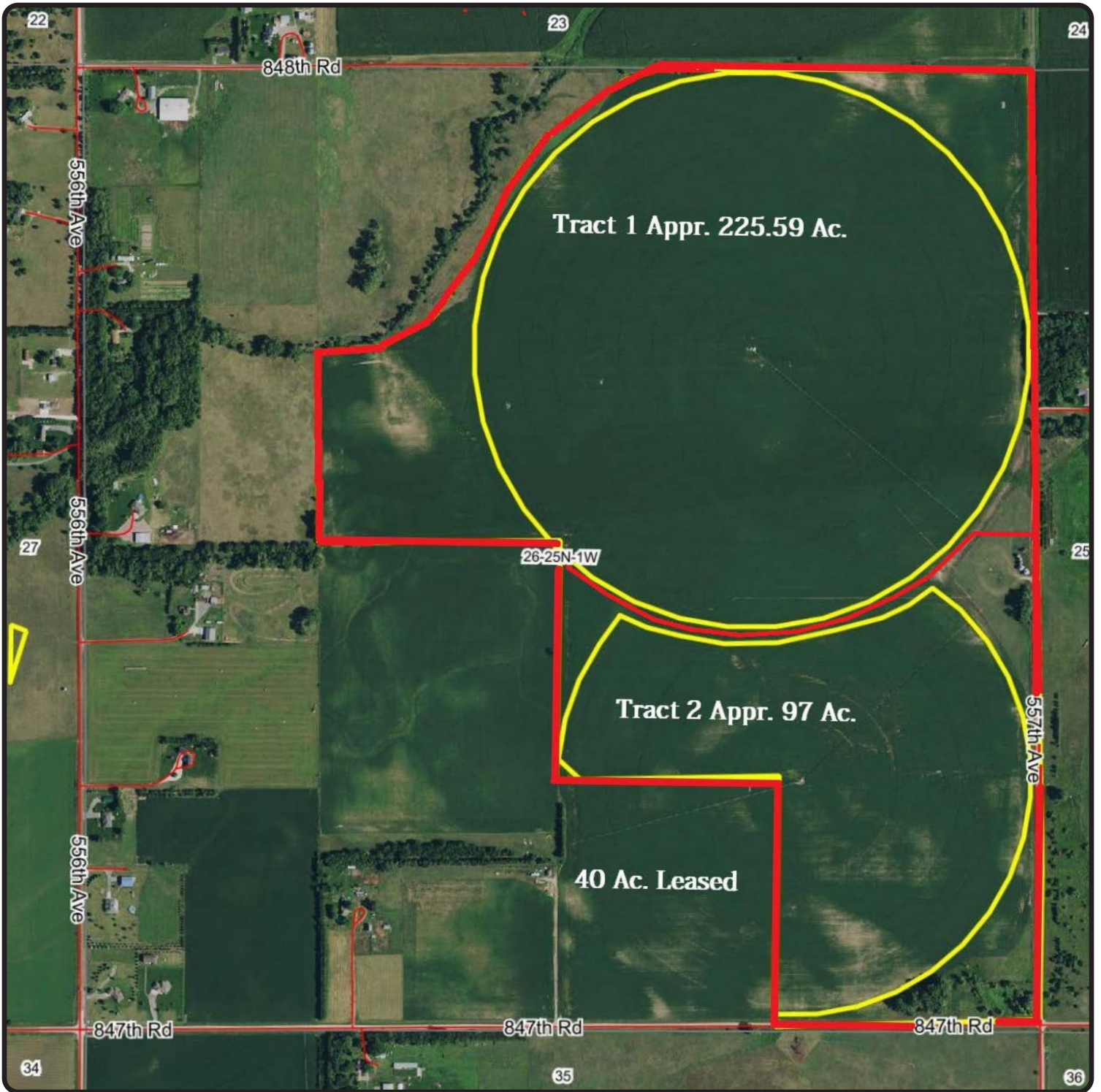
SELLERS NAME(S): Arare Farms, LTD



SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-2 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1-2 until all tracts 1-2 have been sold. No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder(s) shall pay 10% of the total purchase price on the day of the auction and execute a real estate contract that states the entire balance is due and payable at closing. Closing & possession date shall be on or before December 1, 2021. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. Title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. Although due diligence was practiced by the seller and the seller's agents, No warranties of any kind are made except those stated in writing in the purchase agreements and deeds. If the property is sold in individual tracts and a survey is necessary to convey good title, a survey will be completed at the seller's expense. Any additional surveys will be the responsibility of the buyer. Please call Waldo Realty for an on-site inspection of the property. Potential buyers are hereby advised that Waldo Realty and all representatives thereof represent the seller throughout the sale process. Any announcements made on the day of the sale supersede any previously given information. For any further information contact Waldo Realty.



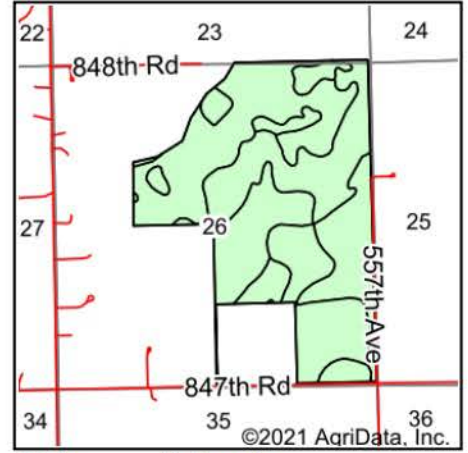
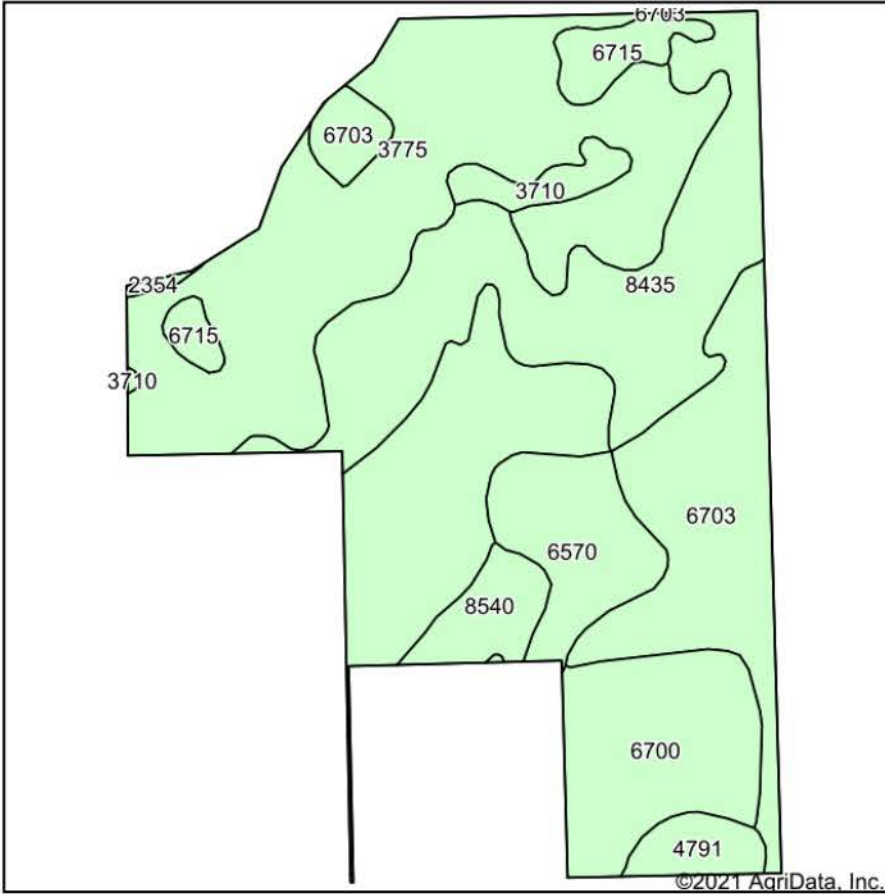


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Soils Map



State: **Nebraska**
 County: **Pierce**
 Location: **26-25N-1W**
 Township: **South Branch**
 Acres: **316.77**
 Date: **8/22/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE139, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Non-Irr Class *c | Irr Class *c | SRPG | *n NCCPI Corn | *n NCCPI Soybeans |
|-------------------------|--|--------|------------------|------------------|--------------|-------------|----------------|-------------------|
| 3775 | Muir silt loam, 0 to 2 percent slopes, rarely flooded | 130.88 | 41.3% | lw | le | 74 | 89 | 83 |
| 8435 | Cass loam, rarely flooded | 61.36 | 19.4% | I | I | 53 | 44 | 44 |
| 6703 | Thurman loamy fine sand, 2 to 6 percent slopes | 44.85 | 14.2% | IVe | IVe | 32 | 52 | 34 |
| 6700 | Thurman loamy fine sand, 0 to 2 percent slopes | 30.40 | 9.6% | IIIe | IIIe | 34 | 51 | 33 |
| 6570 | Thurman loamy fine sand, terrace, 0 to 2 percent slopes | 19.44 | 6.1% | IIIe | IIIe | 34 | 49 | 31 |
| 8540 | Ovina fine sandy loam, rarely flooded | 8.95 | 2.8% | IIw | IIw | 54 | 48 | 60 |
| 6715 | Thurman-Valentine complex, undulating | 8.75 | 2.8% | IVe | IVe | 29 | 31 | 25 |
| 4791 | Valentine fine sand, undulating | 6.07 | 1.9% | VIe | IVe | 26 | 35 | 23 |
| 3710 | Cass fine sandy loam, rarely flooded | 5.50 | 1.7% | IIe | IIe | 47 | 43 | 41 |
| 2354 | Inavale loamy fine sand, 0 to 3 percent slopes, frequently flooded | 0.57 | 0.2% | VIw | IVw | 25 | 23 | 23 |
| Weighted Average | | | | | | 54.4 | *n 64.2 | *n 56.3 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



TRACT 1



TRACT 2