

835.52 +/- Acres
Antelope County, Nebraska



AUCTION

January 10, 2019, 1:30 P.M.

Clearwater American Legion Club, Clearwater, NE



REALTY

P.O. Box 467

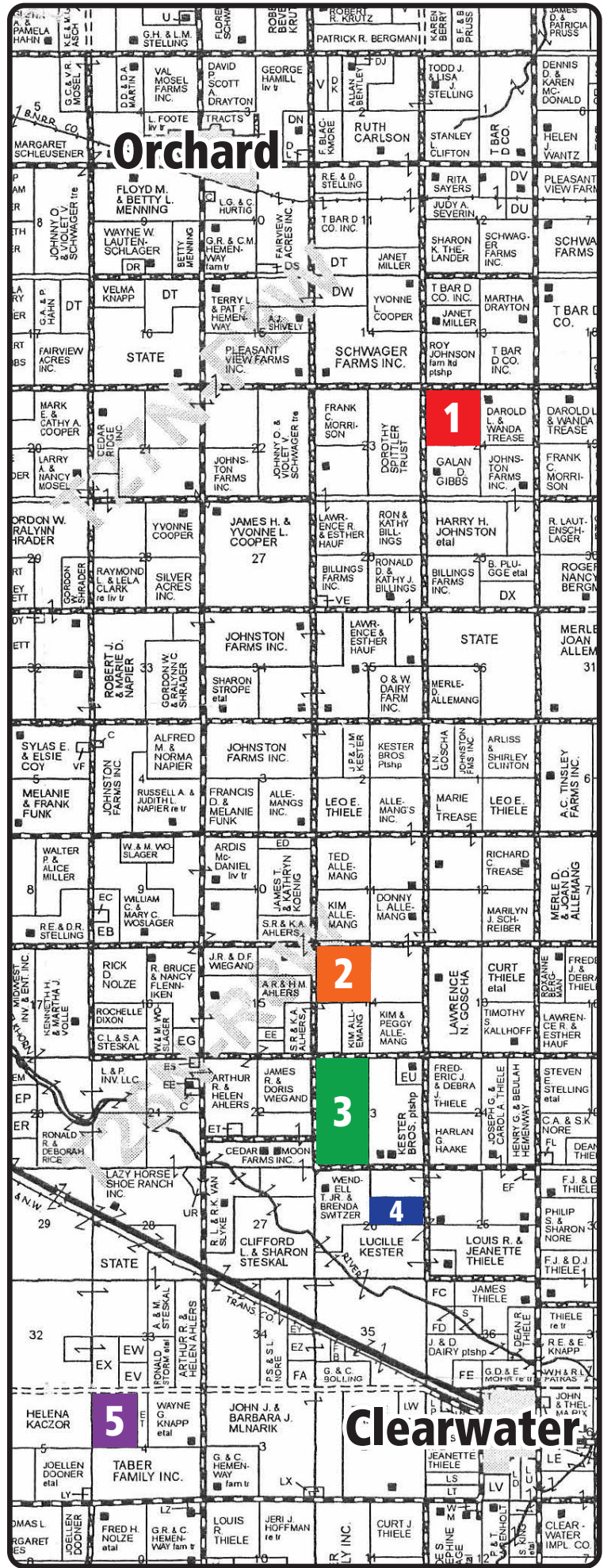
O'Neill, NE 68763

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



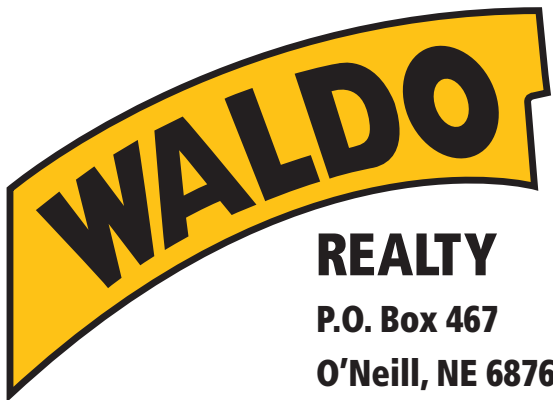
Boundry lines are for visual aid only.

DEEDED ACRES: 835.52+/- Acres

PROPERTY DESCRIPTION: The property as a whole offers Loamy Fine Sand and Loam soils with good moisture holding capacities. More than adequate well capacities, drained topography, attractive rental rates, mature shelterbelts and a grain outlet nearby makes all these tracts attractive to potential buyer.

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-5 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 1-5 until all tracts 1-5 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 February 15, 2019. 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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TRACT 1

DEEDED ACRES: 160.13 +/- Acres

PROPERTY LOCATION: From Clearwater, NE 9.5 miles North on 516th Ave to 861st Rd, then 1/2 mile West to the subject property.

LEGAL DESCRIPTION: NW1/4 Section 24, Township 27N, Range 8 West of the 6th P.M., Antelope County, Nebraska.

PROPERTY DESCRIPTION: This property has 0-2% slope and is approximately 93% tilled. Prominent soils of Thurman-Beldon-Lorreto Loamy Fine Sands. Excellent access with a 12,000 Bu. Grain Bin.

EQUIPMENT LIST:

Valley Pivot (#10386365)
60 HP US Motor (#G10-PF56A-H83)
Sargent Pump (#HE03B214)
Fertilizer Tank
Grain Bin
Livestock Well

WELL INFORMATION:

Reg. # G-047158
GPM 900
Well Depth 205'
Static Level 99'
Pump Level 111'
Column 8"

FSA INFORMATION:

Total Cropland Acres: 151.54
Irrigated Acres: 134
Corn Contract Acre Base: 150.5 PLC Yield: 193 Bu.

POWER SERVICE PROVIDER: North Central Electric

NRD NAME & #: Upper Elkhorn NRD – (402) 336-3867

REAL ESTATE TAXES: \$6,347.94





TRACT 2

DEEDED ACRES: 159.58 +/- Acres

PROPERTY LOCATION: From Clearwater, NE 4 miles North on 516th Ave. then 1.5 miles West on 856th Rd. to the subject property.

LEGAL DESCRIPTION: NW1/4 Section 14, Township 26N, Range 8 West of the 6th P.M., Antelope County, Nebraska.

PROPERTY DESCRIPTION: Gently rolling topography with loamy sand soils. Good access and nearly 98% tilled. Prominent soil types are Therman and Boelus Loamy Fine Sand and Nora Silt Loam with 2-6% slope.

EQUIPMENT LIST:

Olson Pivot (No #)
JD Diesel Power Unit (#R504850)
Amarillo Gearhead (#S-100A172539)
Western Land Roller Pump (#392008)
Fertilizer Tank
Fuel Tank

WELL INFORMATION:

Reg. #	G-074769
GPM	800
Well Depth	360'
Static Level	50'
Pump Level	193'
Column	8"

FSA INFORMATION:

Total Cropland Acres:	155.26	
Irrigated Acres:	134.8	
Corn Contract Acre Base:	149.5	PLC Yield: 135 Bu.

NRD NAME & #: Upper Elkhorn NRD – (402) 336-3867

REAL ESTATE TAXES: \$6,373.42





TRACT 3

DEEDED ACRES: 317.10 +/- Acres

PROPERTY LOCATION: From Clearwater, NE 2.5 miles North on 516th Ave. then 1.5 mile West on 854th Rd. to the subject property.

LEGAL DESCRIPTION: W1/2 Section 23, Township 26N, Range 8 West of the 6th P.M., Antelope County, Nebraska.

PROPERTY DESCRIPTION: Gently rolling topography with loamy sand soils. A 37,000 bushel grain handling facility and livestock corrals lie in the center corners with good access and livestock winter protection. Prominent soils are Nora Silt Loam with 2-6% slope and Boelus Loamy Fine Sand with 2-6% slope.

EQUIPMENT LIST:

North Quarter

Valley Pivot (#10894056) 4,668 Hrs.

100 HP US Motor (#H010082BLG)

Layne-Bowler Pump (#1090A014)

Fertilizer Tank

Quanset

South Quarter

Valley Pivot (#10894057) 4,192 Hrs.

Case Power Unit (#DJA0001706)

Randolph Gearhead (#A1921219)

Sargent Pump (#NE13B222)

2-Fuel Tanks

Fertilizer Tank

WELL INFORMATION:

Reg. #	G-052838	G-052839
GPM	750	800
Well Depth	377'	366'
Static Level	94'	47'
Pump Level	135'	180'
Column	8"	8"

FSA INFORMATION:

Total Cropland Acres:	299.13	
Irrigated Acres:	265.39	
Corn Contract Acre Base:	232.20	PLC Yield: 173 Bu.
Corn Contract Acre Base:	56	PLC Yield: 55 Bu.

NRD NAME & #: Upper Elkhorn NRD – (402) 336-3867

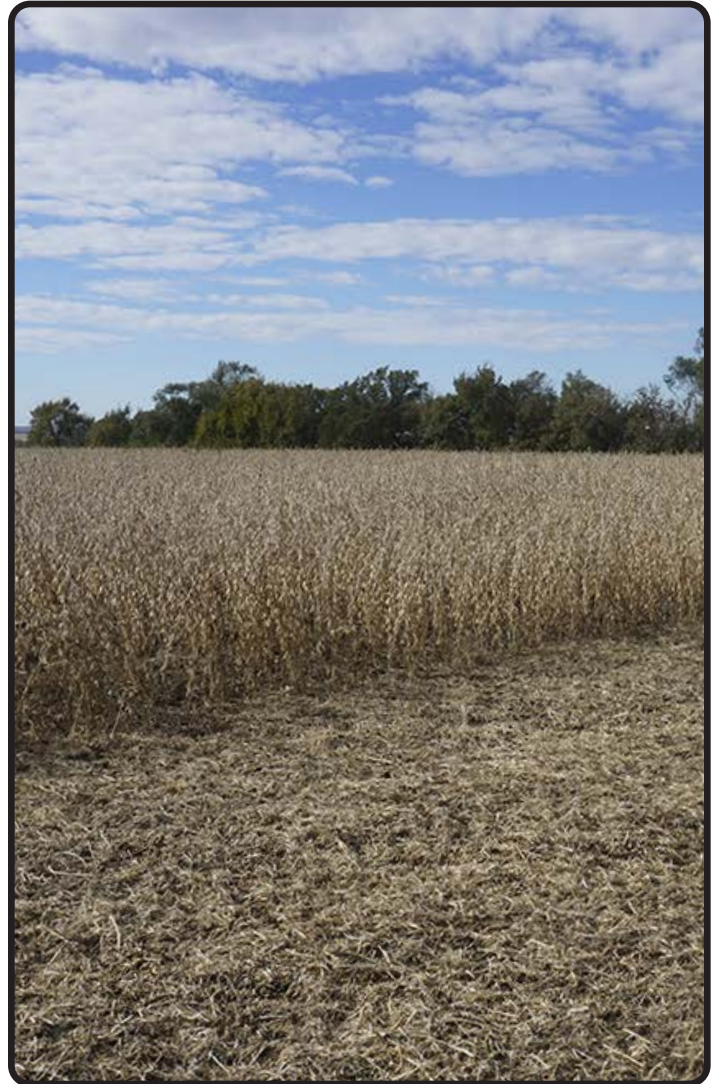
REAL ESTATE TAXES: \$12,505.02



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TRACT 4

DEEDED ACRES: 78.79 +/- Acres

PROPERTY LOCATION: From Clearwater, NE 1.5 miles North on 516th Ave. then 1 mile West on 854th Rd. and ½ mile South to the subject property.

LEGAL DESCRIPTION: S1/2 NE1/4 Section 26, Township 26N, Range 8 West of the 6th P.M., Antelope County, Nebraska.

PROPERTY DESCRIPTION: Gently rolling topography with Loamy Fine Sand Soils and nearly 100% tilled. Prominent soils are Loretto Sandy Loam 0-3% slope Ontello Fine Sandy Loam 0-2% slope and Cass Loam rarely flooded.

EQUIPMENT LIST:

Valley Pivot (#10612343)
JD Diesel Turbo Power Unit (#R504850)
Randolph Gearhead (#914381)
Fairbanks Pump
Fertilizer Tank
Fuel Tank

WELL INFORMATION:

Reg. #	G-146652
GPM	1,000
Well Depth	310'
Static Level	13'
Pump Level	191'
Column	8"

FSA INFORMATION:

Total Cropland Acres:	76.63	
Irrigated Acres:	66	
Corn Contract Acre Base:	65.9	PLC Yield: 176 Bu.
Soybean Contract Acre Base:	8.7	PLC Yield: 50 Bu.

NRD NAME & #: Upper Elkhorn NRD – (402) 336-3867

REAL ESTATE TAXES: \$3,306.28

TRACT 5

DEEDED ACRES: 119.92 +/- Acres

PROPERTY LOCATION: From the Junction of Hwy 275 and 513th Ave. South 1 mile to 852nd Rd. and ½ mile West to the subject property.

LEGAL DESCRIPTION: W1/2 E1/2 NW1/4; W1/2 NW1/4 Section 4, Township 25N, Range 8 West of the 6th P.M., Antelope County, Nebraska.

PROPERTY DESCRIPTION: The property lies generally flat and offers high capacity grasses watered by a windmill. The Sellers rate this unit to carry 20 cow/calf pair for the summer grazing season.

REAL ESTATE TAXES: \$1,469.60



