

800 +/- Acres

Keya Paha County, Nebraska



AUCTION

October 1st, 2020 – 1:30 P.M.

Bassett Livestock Market – Bassett, 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

PROPERTY LOCATION:

Parcel 1 Property Location: From Springview, Nebraska 2 miles South on HWY 183 to HWY 7, then 5 miles East to 442nd Ave., and 2 miles North to Northwest corner of Parcel 1 at the intersection of 897th Rd and 442nd Road.

Parcel 2 Property Location: From Springview, Nebraska 2 miles South on HWY 183 to HWY 7, then 6 miles east to Burton Ave, and follow Burton Ave 4 miles to Hay Valley Rd, then ¼ mile East to Northwest corner of Parcel 2.

DEEDED ACRES: 800 acres more or less

Tract 1

DEEDED ACRES: 320 acres more or less

LEGAL DESCRIPTION: W1/2E1/2, NW1/4 Section 23 Township 33N Range 20 West of the 6th P.M. Keya Paha County, Nebraska.

PROPERTY DESCRIPTION: This tract offers approximately 40 acres of hay meadow with the balance consisting of native upland pasture with low-lying high grass producing areas along Burton Creek. Property is watered by a submersible well and dugout structures along the creek.

REAL ESTATE TAXES: \$1,546.52

Tract 2

DEEDED ACRES: 480 acres more or less

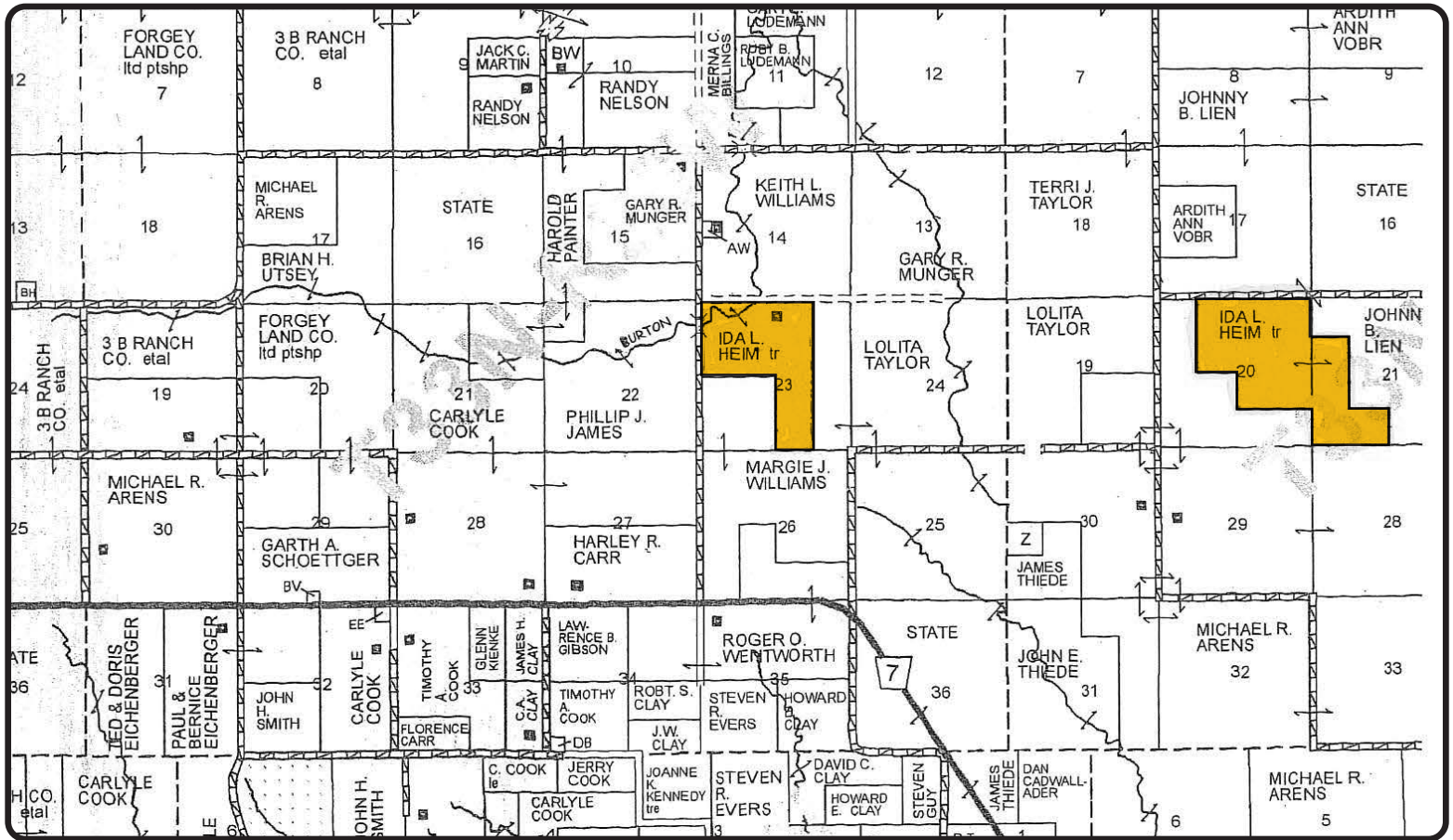
LEGAL DESCRIPTION: NE1/4, E1/2NW1/4, N1/2SE1/4 Section 20; SW1/4 NW1/4, W1/2 SW1/4, SE1/4 SW1/4 Section 21 all in Township 33North, Range 19 West of the 6th PM, Keya Paha County, Nebraska.

PROPERTY DESCRIPTION: Property consisting of native upland range pasture with low-lying high grass producing areas. Property is watered by a centrally located windmill.

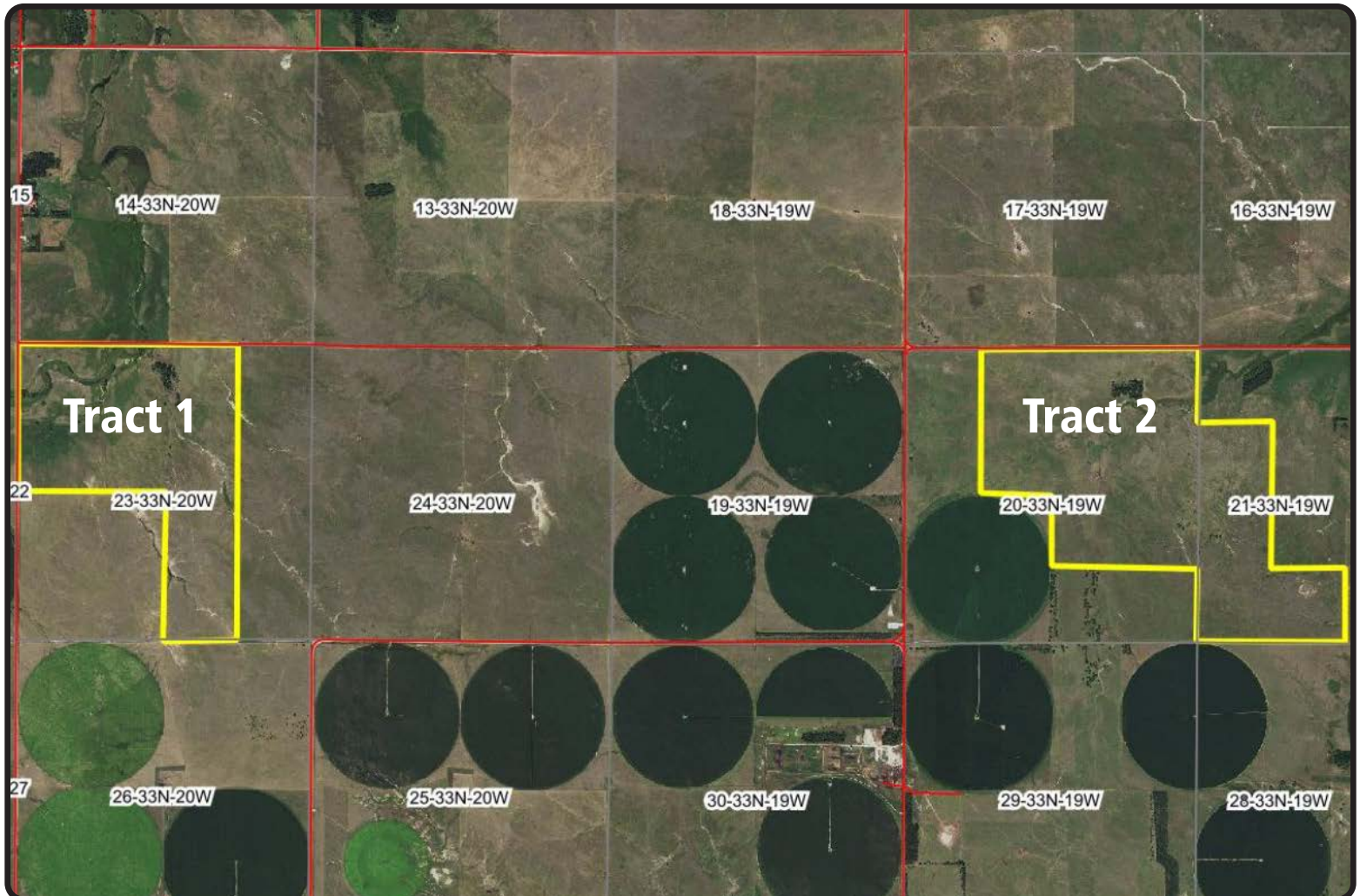
REAL ESTATE TAXES: \$2,355.18

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 1st, 2020, subject to lease that terminates December 31st, 2020. 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. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, although due diligence was practiced by the seller and the seller's agents. 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.



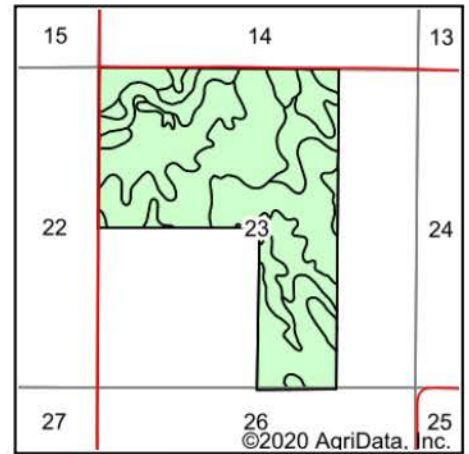
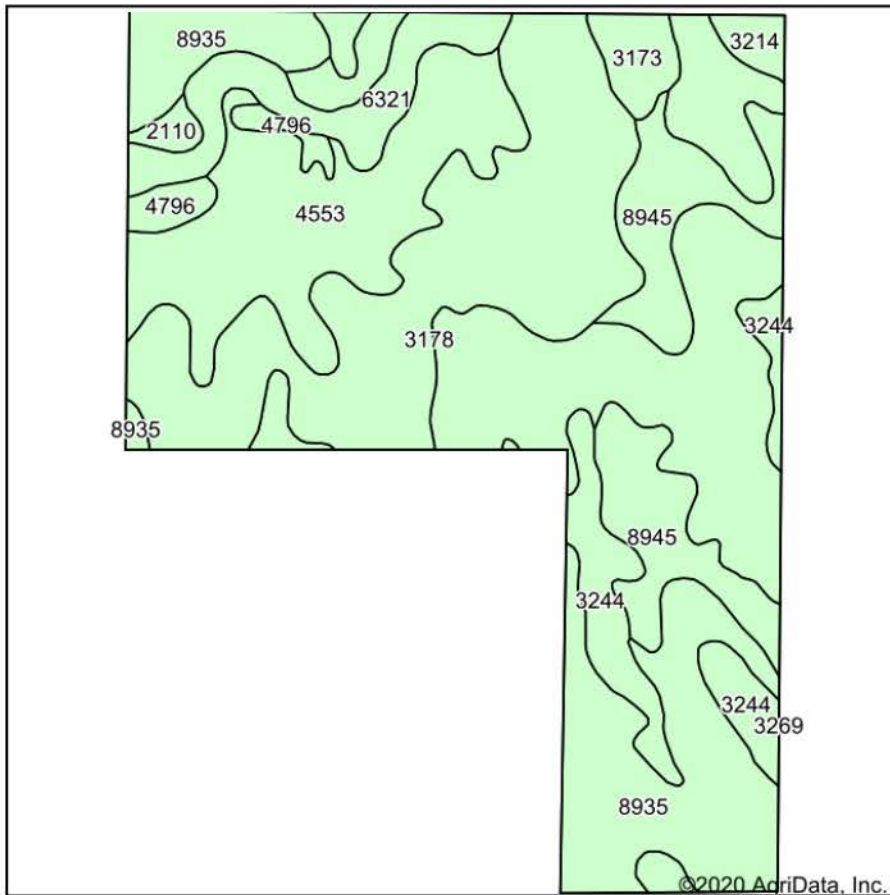
Boundry lines are for visual aid only.







Soils Map



State: **Nebraska**
 County: **Keya Paha**
 Location: **23-33N-20W**
 Township: **Custer**
 Acres: **319.14**
 Date: **7/10/2020**



Soils data provided by USDA and NRCS.

Area Symbol: NE103, Soil Area Version: 18

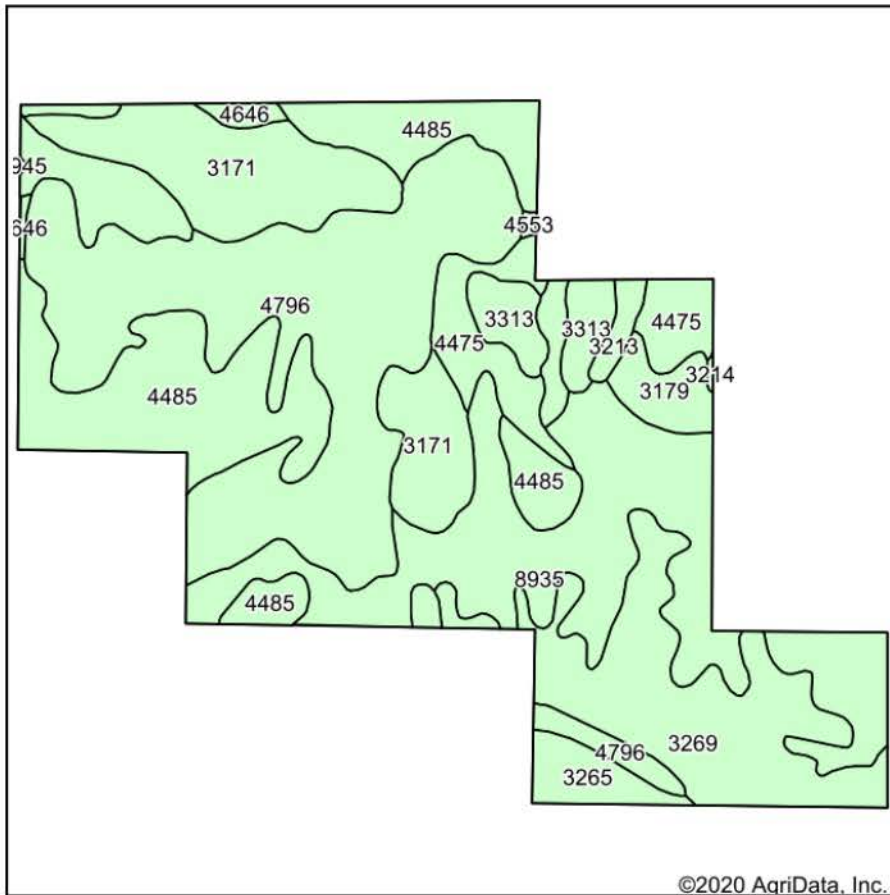
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
8935	Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes	102.64	32.2%	Vle		20	18	21
3178	Holt variant loamy fine sand, 0 to 3 percent slopes	81.91	25.7%	IIle	IIle	40	26	34
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	49.91	15.6%	IVw	IVw	28	22	22
8945	Simeon-Valentine loamy sands, 0 to 3 percent slopes	31.15	9.8%	VIIs	IVs	25	18	21
3244	Meadin gravelly sandy loam, 2 to 30 percent slopes	20.27	6.4%	VIIs		21	16	12
6321	Barney-Bolent complex, channeled, occasionally flooded	17.83	5.6%	VIw		23	7	9
3173	Holt-Longpine fine sandy loams, 6 to 11 percent slopes	5.65	1.8%	IVe	IVe	16	17	17
4796	Valentine fine sand, 9 to 25 percent slopes	4.96	1.6%	Vle			19	14
3214	Longpine-Duda complex, 3 to 15 percent slopes	2.88	0.9%	VIIs		14	12	12
2110	Inavale loamy fine sand, occasionally flooded	1.94	0.6%	IVe	IIle	31	17	22
Weighted Average						26.7	*n 19.9	*n 23

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

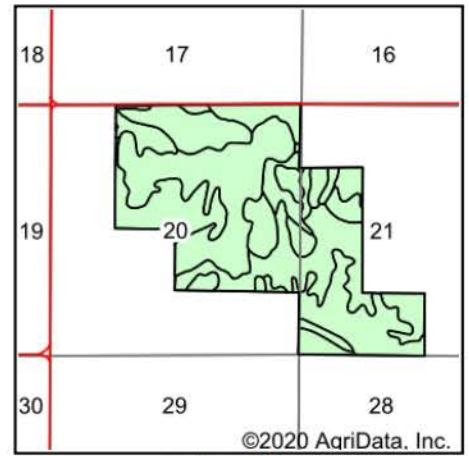
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Keya Paha**
 Location: **20-33N-19W**
 Township: **Mills**
 Acres: **470.55**
 Date: **7/29/2020**



Area Symbol: NE103, 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
4796	Valentine fine sand, 9 to 25 percent slopes	122.51	26.0%	Vle			19	16
8935	Simeon-Holt variant-Ronson complex, 6 to 17 percent slopes	91.24	19.4%	Vle		20	20	24
4485	Dunday loamy fine sand, 0 to 3 percent slopes	86.65	18.4%	IVe	IIle	30	26	27
3269	O'Neill-Meadin fine sandy loams, 0 to 2 percent slopes	56.74	12.1%	IIle	IIle	33	25	19
3171	Holt fine sandy loam, 2 to 6 percent slopes	51.26	10.9%	IIle	IIle	25	25	26
4475	Duda loamy fine sand, 3 to 6 percent slopes	21.86	4.6%	Vle	IVe	20	19	19
3313	Ronson-Longpine fine sandy loams, 0 to 2 percent slopes	12.38	2.6%	IIle	IIle	16	20	25
3265	O'Neill loamy fine sand, 0 to 2 percent slopes	8.61	1.8%	IVe	IIle	40	27	21
3179	Holt variant loamy fine sand, 3 to 6 percent slopes	8.40	1.8%	IVe	IVe	38	28	36
3213	Longpine loamy fine sand, 3 to 30 percent slopes	7.43	1.6%	VIIs		4	10	12
4646	Ipage loamy fine sand, 0 to 3 percent slopes	2.69	0.6%	IVe	IVe	27	21	21
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	0.46	0.1%	IVw	IVw	28	21	23
3214	Longpine-Duda complex, 3 to 15 percent slopes	0.25	0.1%	VIIs		14	14	16
8945	Simeon-Valentine loamy sands, 0 to 3 percent slopes	0.07	0.0%	VIIs	IVs	25	20	22
Weighted Average						19.1	*n 22.1	*n 21.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.