

128.83 +/- Acres
Pierce County, Nebraska



AUCTION

January 23rd, 2020 – 1:30 P.M.

Pierce Fairgrounds – Pierce, 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: 128.83 +/- Acres

PROPERTY LOCATION: From Pierce, NE 3-1/2 Miles northwesterly on Hwy 13 and 1 mile south on 546th Ave. to the southeast corner of the subject property.

LEGAL DESCRIPTION: Pt. SE ¼ Section 13, Township 26N, Range 3 West of the 6 P.M. Pierce County, Nebraska. Containing 128.83 Acres more or less

PROPERTY DESCRIPTION: This farm is nearly 100% tillable with gently sloping topography and is located in central Pierce County, NE. The prominent soils consist of Ovine Sandy Loam, Ortella Sandy Loam and Thurman Sandy Loam. The property offers mature winter livestock protection with great access by maintained County road with several large grain outlets nearby.

WELL INFORMATION:	Static	Pump	Well		
Registration Number	GPM	Level	Level	Depth	Column
G-048736	1000	35'	55'	195'	9"

IRRIGATION EQUIPMENT:

Zimmatic 7-Tower Center Pivot w/ Drop Nozzles	Serial #:	P10876
Duetz Diesel Power Unit	Serial #:	7464705
Lima Generator	Serial #:	3264A-0054
Amarillo Gearhead	Serial #:	S80A220443
Western Land Roller Pump	Serial #:	B76233
1000 Gal. Fuel Tank		

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

FSA INFORMATION:

Cropland Acres:	127.27 Acres More or Less	
Corn Contract Acre Base:	82.5	Yield: 124
Soybean Contract Acre Base:	24.44	Yield: 44
CRP Acre Base:	20.33	Rental Rate: \$214.67 per acre expiring Sept. 30th 2026

SOIL INFORMATION: See Attached.

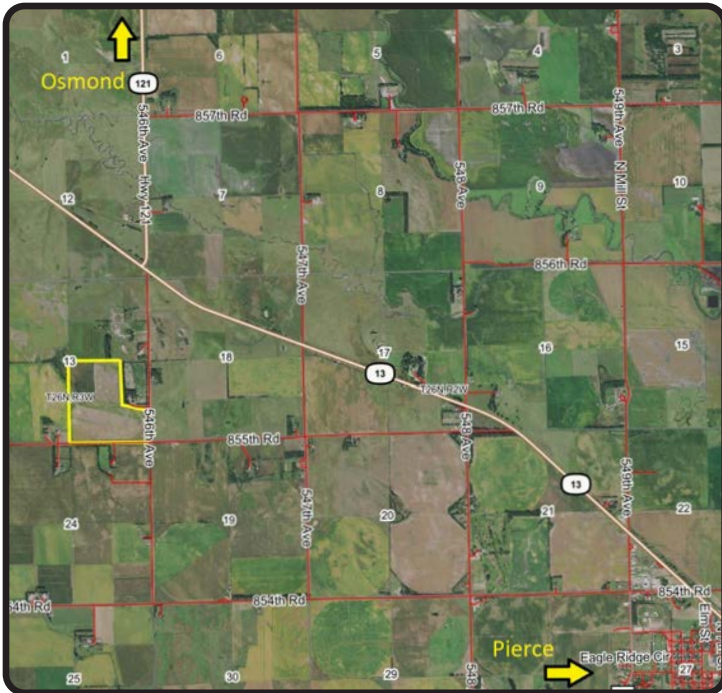
LEASE BACK OPTION: Seller is offering a \$300 per tillable acre (106.94 tillable acres) lease back option provision that would be a credit to buyer at closing. Buyer may take full possession at closing without the leaseback option.

SELLER: Arare Farms, Inc.

REAL ESTATE TAXES: 2018 – \$6,723.02

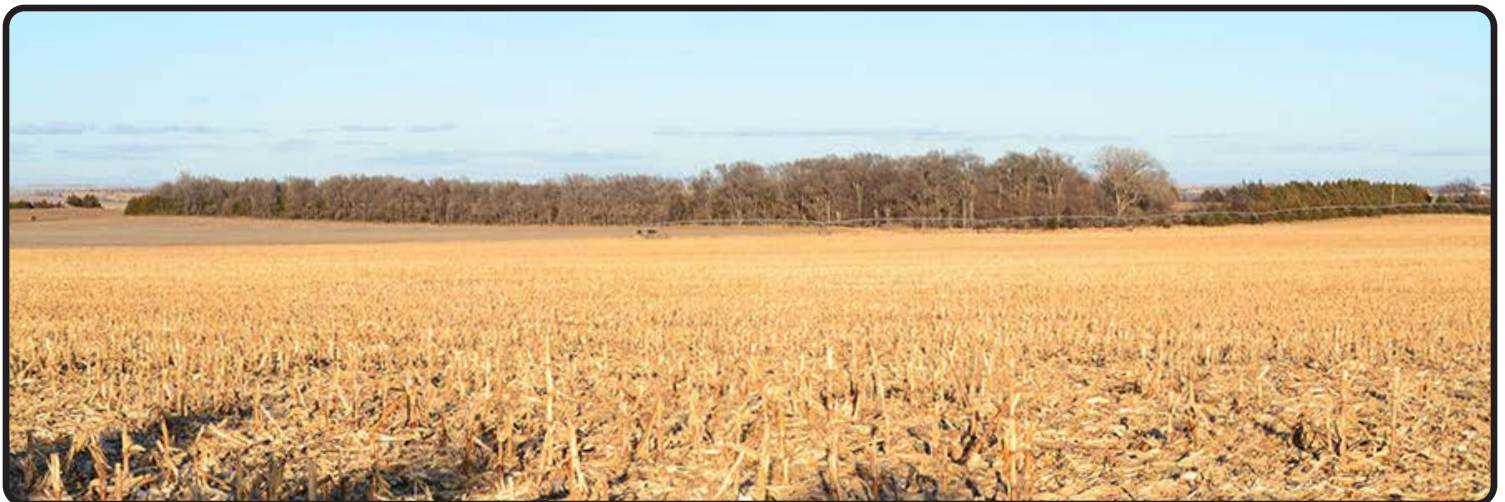


Boundry lines are for visual aid only.

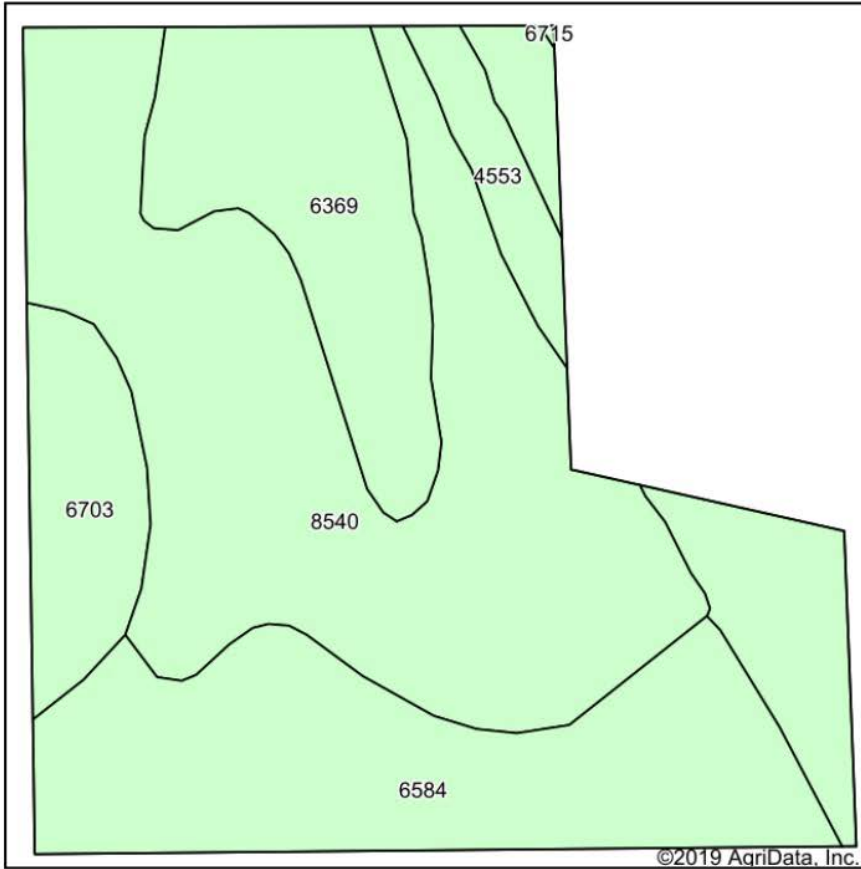


SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved".

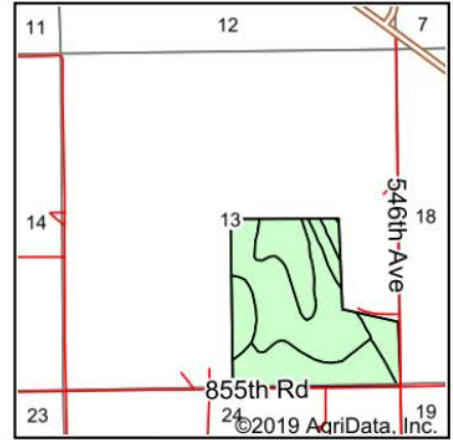
TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before March 5th, 2020**. The successful bidder will assume current CRP lease set to expire September 30th, 2026. The successful bidder may also assume the current Farm Lease. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and 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, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.



Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Pierce**
 Location: **13-26N-3W**
 Township: **Clover Valley**
 Acres: **128.83**
 Date: **11/25/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE139, 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
8540	Ovina fine sandy loam, rarely flooded	54.94	42.6%	IIw	IIw	54	49	56
6584	Ortello fine sandy loam, terrace, 0 to 2 percent slopes	31.53	24.5%	Ile	Ile	50	45	42
6703	Thurman loamy fine sand, 2 to 6 percent slopes	19.51	15.1%	IVe	IVe	32	42	29
6369	Orwet loam, rarely flooded	18.67	14.5%	IVw		21	31	33
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	4.18	3.2%	IVw	IIIw	29	35	28
Weighted Average						44.1	*n 43.9	*n 44.2

*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.

