

150.78 +/- Acres – Antelope County, Nebraska

AUCTION

May 20th, 2021 – 1:30 P.M.
Royal Auditorium – Royal, 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:

From Brunswick, NE 2 miles north on 527th Ave. to southwest corner of the subject property.

DEEDED ACRES: 150.78 acres more or less

LEGAL DESCRIPTION: NW1/4 Section 25, Township 28 North Range 6 West of the 6th P.M. Antelope County, NE less a tract of land located in the NW ¼ of the NW1/4 of said Section 25

PROPERTY DESCRIPTION: This offering consists of 94.25 acres of dryland crop ground currently enrolled in the Conservation Reserve Program (CRP) and 56.53 acres of pasture with mature shelter belts and live water. This property would make a strong investment property with rental income from both the CRP and pasture. The combination of the CRP, mature shelter belts, and Bazile Creek running through the property would also offer excellent recreational opportunities with all the amenities to house both whitetail deer and turkeys. **Buyer shall receive 2021 CRP & Pasture Rental Income.**

SOIL INFORMATION: See Attached

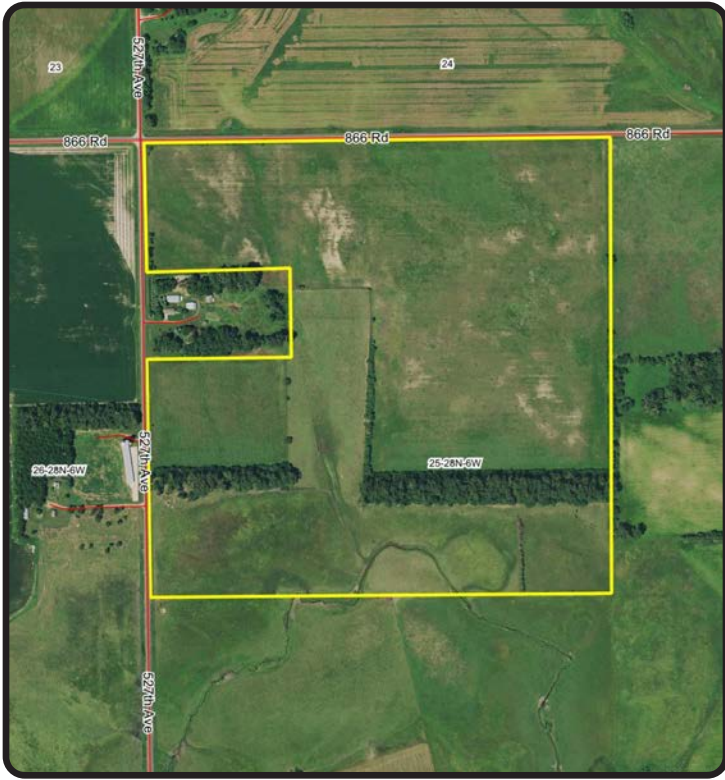
NRD NAME & PHONE #: Upper Elkhorn NRD 402-336-3867

FSA INFORMATION: 94.25 cropland acres enrolled in the CRP program through September 30th, 2026. Rental rate is \$162 per cropland acre totaling \$15,269 annually.

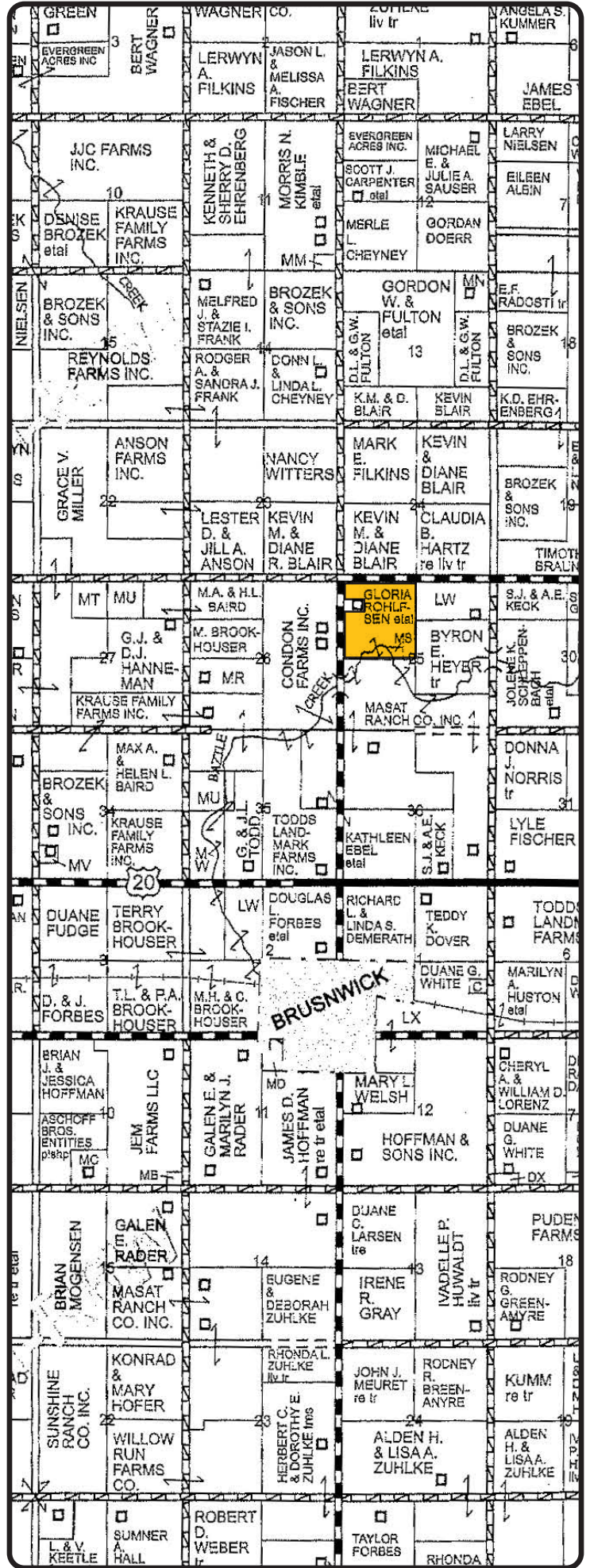
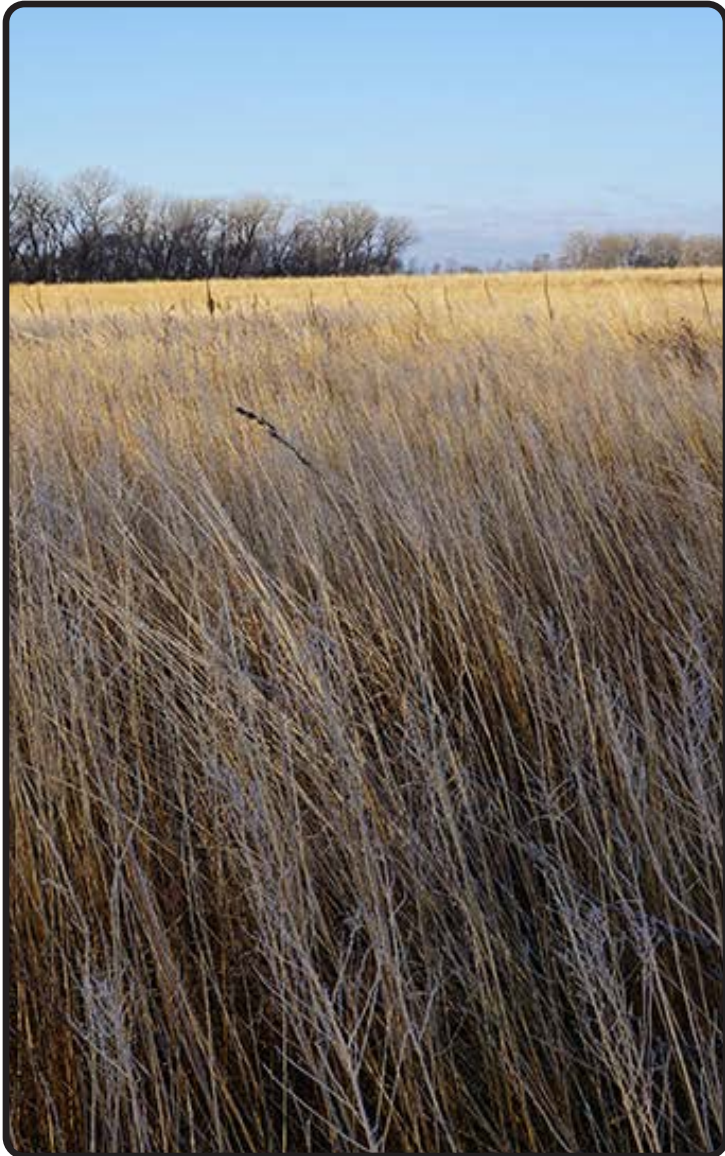
REAL ESTATE TAXES: 2020 - \$2,322.46

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 June 24, 2021**. 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.



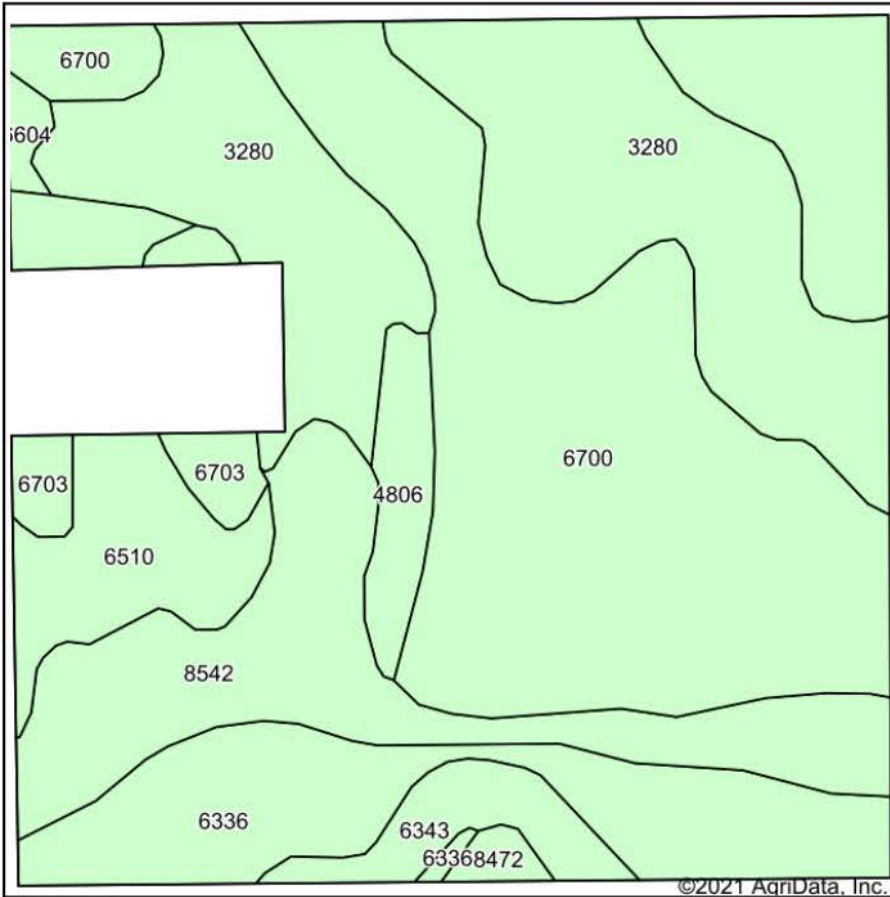
Boundry lines are for visual aid only.



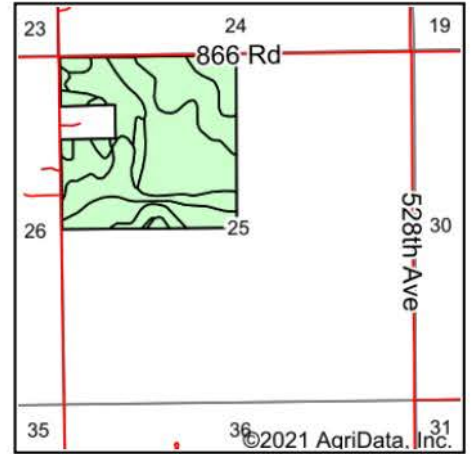




Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Antelope**
 Location: **25-28N-6W**
 Township: **Eden**
 Acres: **149.72**
 Date: **3/29/2021**



Area Symbol: NE003, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6700	Thurman loamy fine sand, 0 to 2 percent slopes	53.08	35.5%	IIIe	IIIe	34	51	33
3280	Paka complex, 0 to 2 percent slopes	36.53	24.4%	IIIe	Ile	45	41	51
8542	Ovina loamy fine sand, rarely flooded	19.92	13.3%	IIIw	IIIw	53	42	44
6336	Lawet silt loam, occasionally flooded	17.12	11.4%	IVw	IVw	31	48	72
6510	Blendon fine sandy loam, 2 to 6 percent slopes	10.20	6.8%	IIIe	IIIe	44	70	56
6343	Lawet soils, wet, occasionally flooded	4.25	2.8%	Vw		31	48	63
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	3.68	2.5%	Vle			21	16
6703	Thurman loamy fine sand, 2 to 6 percent slopes	3.27	2.2%	IVe	IVe	33	52	34
8472	Gibbon silt loam, saline, 0 to 2 percent slopes, occasionally flooded	0.85	0.6%	IVs	IIIIs	49	40	48
6604	Bazile complex, 0 to 3 percent slopes	0.82	0.5%	IIIe	Ile	51	45	40
Weighted Average						38.8	*n 47.4	*n 45.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method