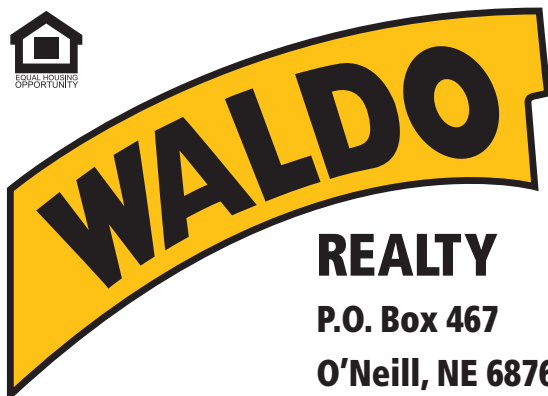


246.79 +/- Acres
Madison County, Nebraska



AUCTION

November 5th, 2020 – 1:30 P.M.
Divots Conference Center – Norfolk, 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

PROPERTY LOCATION:

Tract 1 & 2 are located 4-1/2 miles South of Battle Creek, NE on Hwy 121 then 3/4 mile West on 835th Rd.

Tract 3 is from 834th Rd. and Hwy 120 junction 1-1/2 miles West to subject property.

DEEDED ACRES: 246.79 Acres +/- **Tract 1:** 80 +/- **Tract 2:** 58.66 +/- **Tract 3:** 108.13 +/- (subject to survey)

LEGAL DESCRIPTION:

Tract 1: N1/2 NW1/4 Section 36, Township 23N, Range 3 West of the 6th P.M., Madison County, Nebraska.

Tract 2: Pt. E1/2 NE1/4 Section 35, Township 23N, Range 3 West of the 6th P.M., Madison County, Nebraska.

Tract 3: Pt. NW1/4 Section 2, Township 22N, Range 3 West of the 6th P.M., Madison County, Nebraska.

PROPERTY DESCRIPTION:

Tract 1 offers improved irrigated grass with livestock tank and winter protection.

Tract 2 consists of bottom land pasture with excellent winter livestock protection and HUNTING AMENITIES.

Tract 3 offers approximately 103.42 dryland acres with silty loam soils and excellent access.

WELL INFORMATION: (TRACT 1)

(Stock Well)

EQUIPMENT LIST:

Registration Number: G-152094 G-036146

Zimmatic Pivot

GPM: 1100 GPM 12 GPM

Chevy Propane Power Unit

Well Depth: 182 ft. 140 ft.

Gearhead

Static Level: 21 ft. 52 ft.

Pump

Pump Level: 35 ft. 1.25 HP Motor

Column Diam: 6 in.

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

SELLER: Daniel K. Schulz

FSA INFORMATION:

Historical Cropland Acres: **Tract 1:** 61.48 +/- **Tract 2:** 48.5 +/- **Tract 3:** 108 +/- (subject to survey)

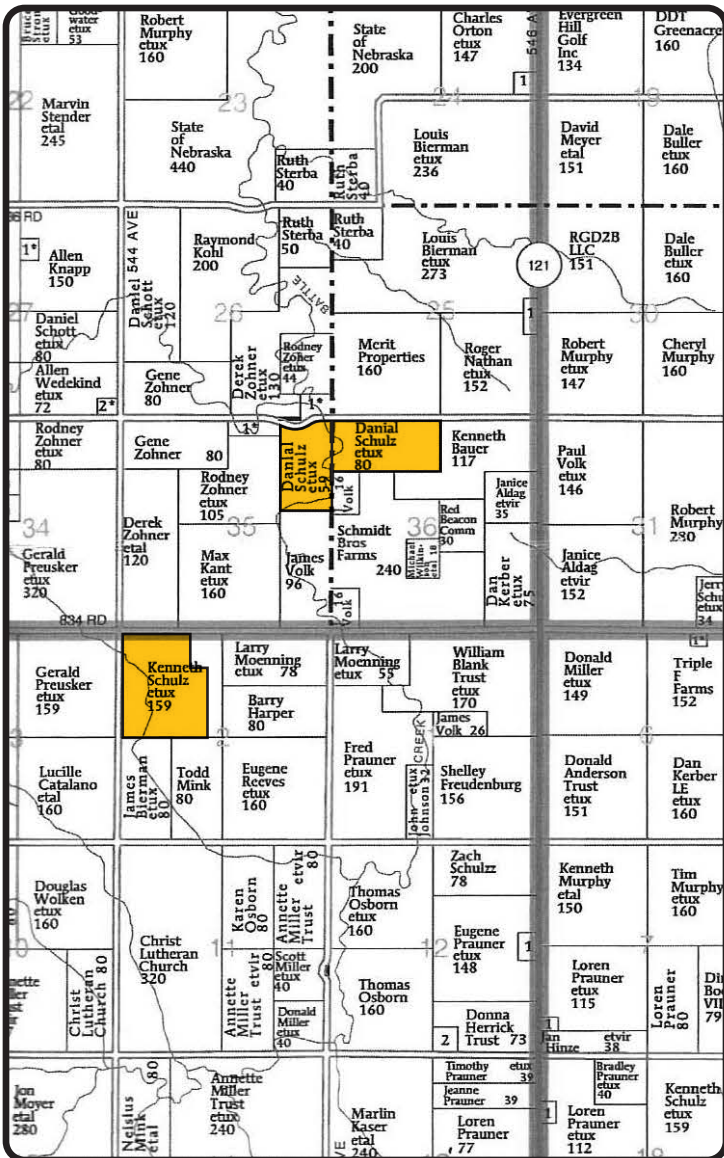
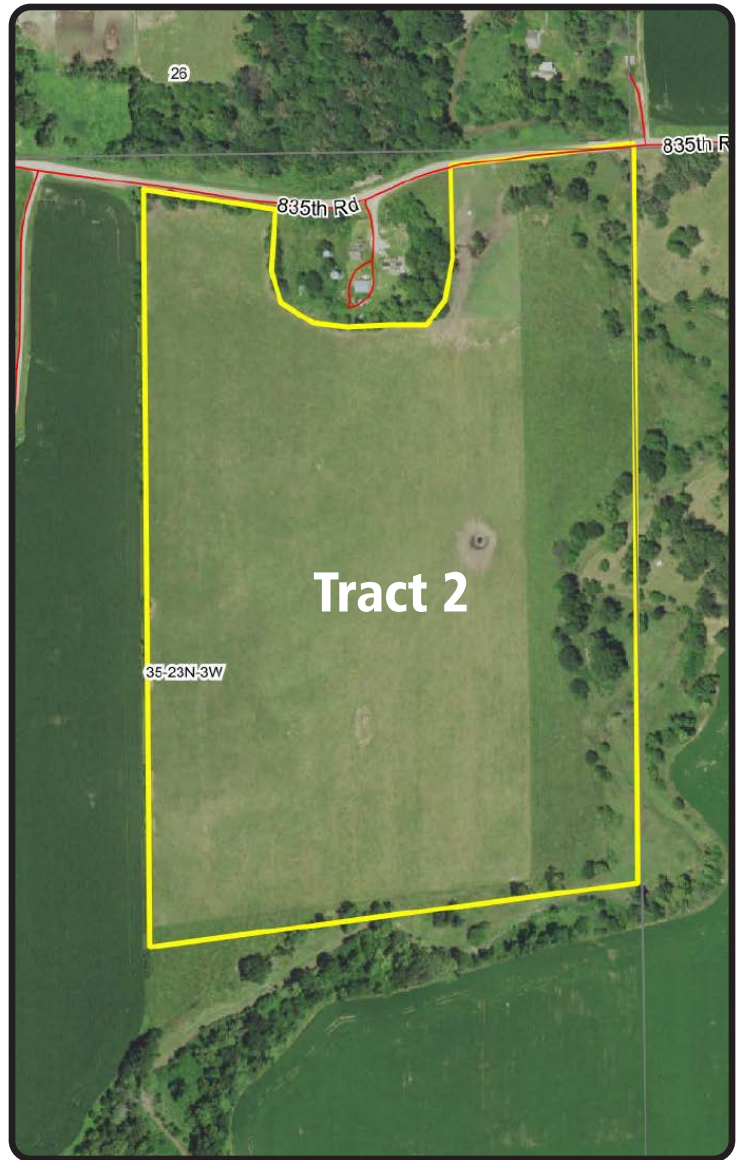
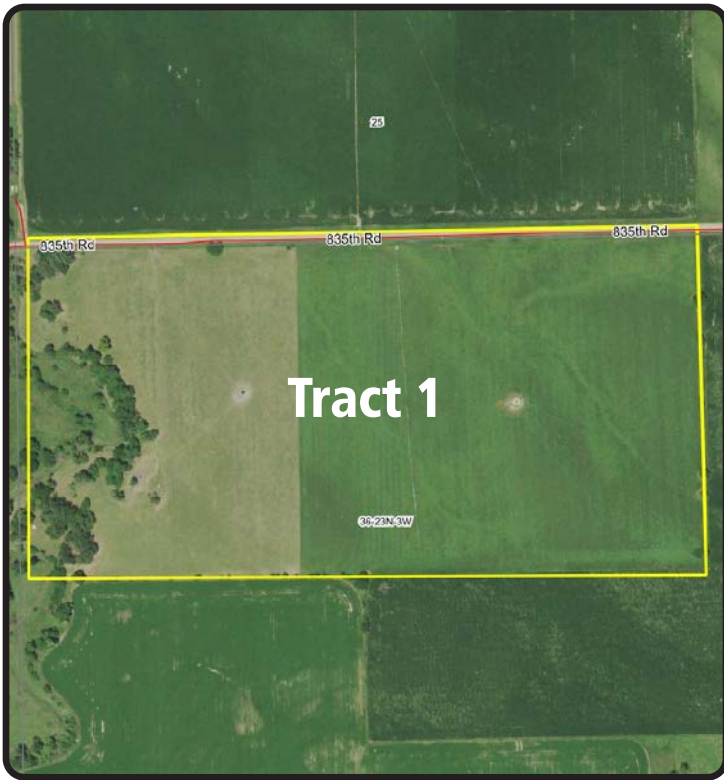
Corn Contract Acre Base: 120.6 (subject to recon) Yield: 132 Bu.

Soybean Contract Acre Base: 55.9 (subject to recon) Yield: 42 Bu.

REAL ESTATE TAXES: Tract 1: \$4,248.00 (estimate) Tract 2: \$3,695.54 (estimate) Tract 3: \$6,925.26 (estimate)

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-3 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 1-3 until all tracts 1-3 have been sold. No tracts will be combined and re-offered.

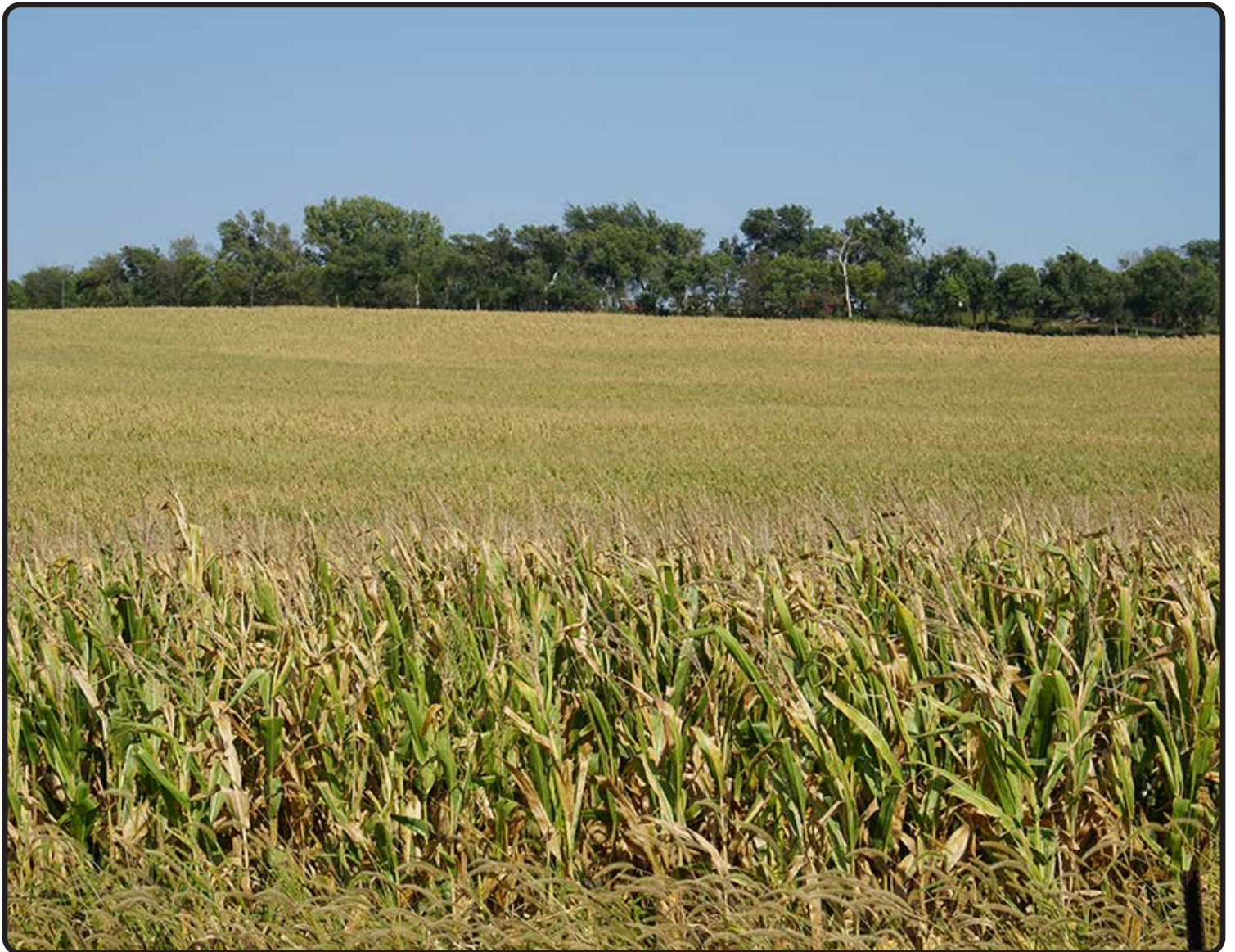
TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before December 1, 2020**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost 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.



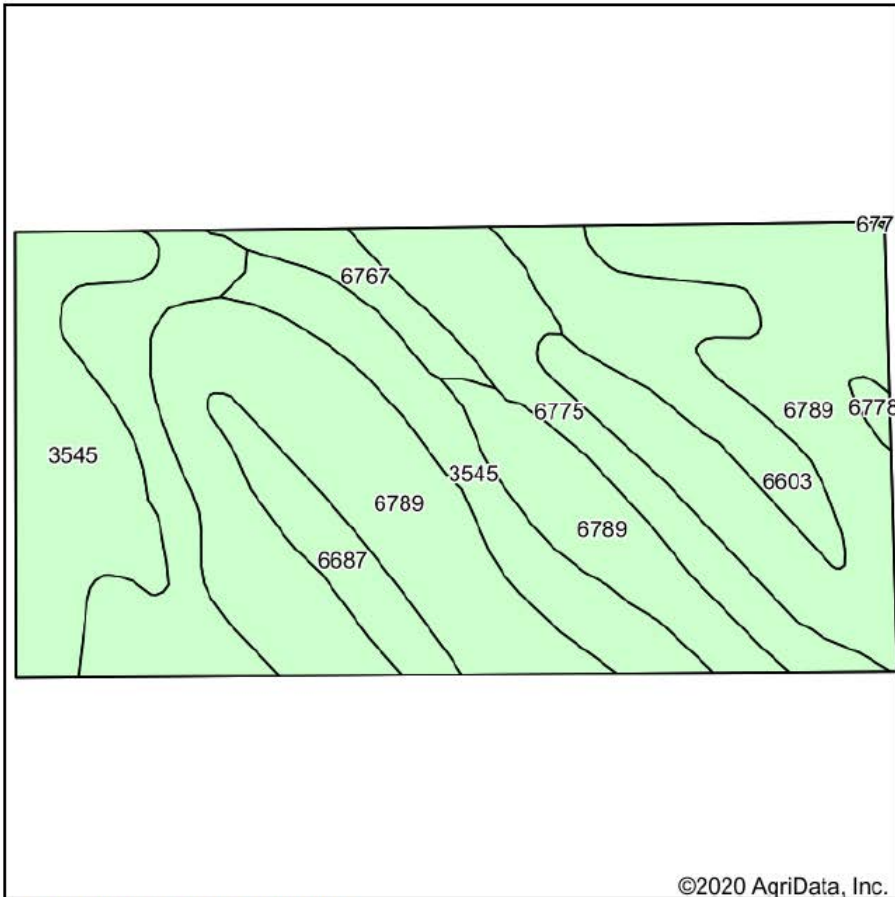
Boundry lines are for visual aid only.







Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Madison**
 Location: **36-23N-3W**
 Township: **Highland**
 Acres: **79.01**
 Date: **9/21/2020**



Maps Provided By:



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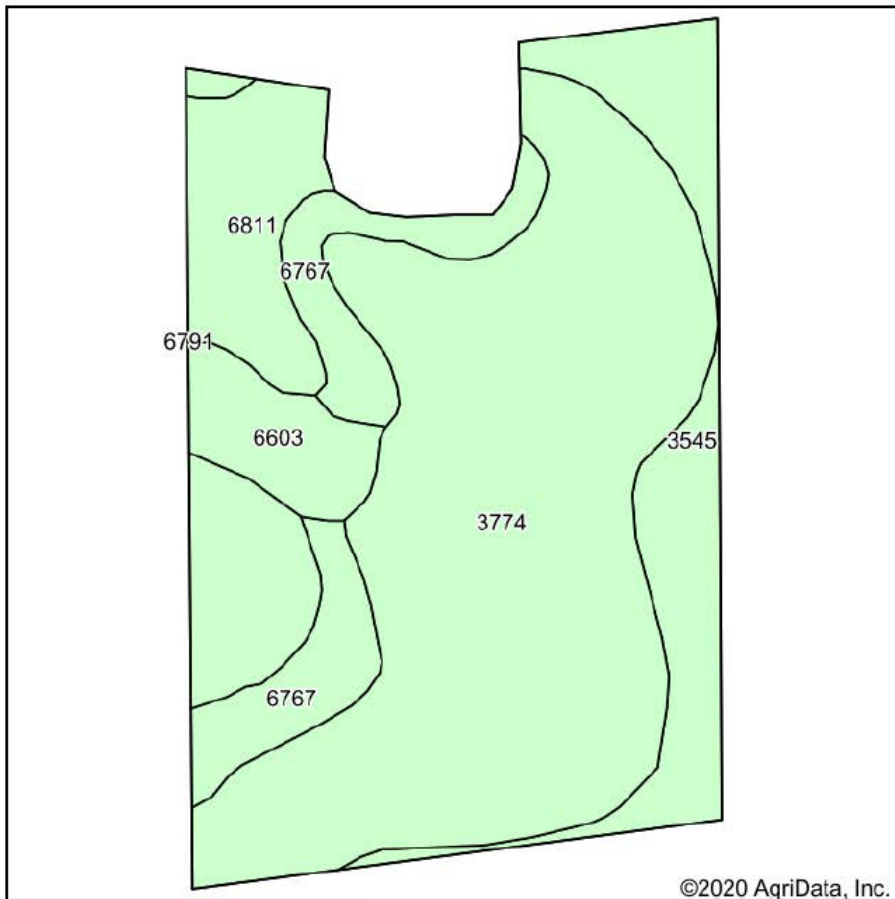
Area Symbol: NE119, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	36.42	46.1%		IVe	52	59	63
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	15.56	19.7%		VIw	54	41	39
6603	Alcester silty clay loam, 2 to 6 percent slopes	13.92	17.6%		IIe	73	75	72
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	7.16	9.1%		IIe	61	64	70
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	3.43	4.3%		IVe	51	59	68
6767	Nora silty clay loam, 6 to 11 percent slopes	2.17	2.7%		IIIe	63	64	75
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	0.35	0.4%		IIIe	57	63	68
Weighted Average						57.2	*n 58.9	*n 61.1

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

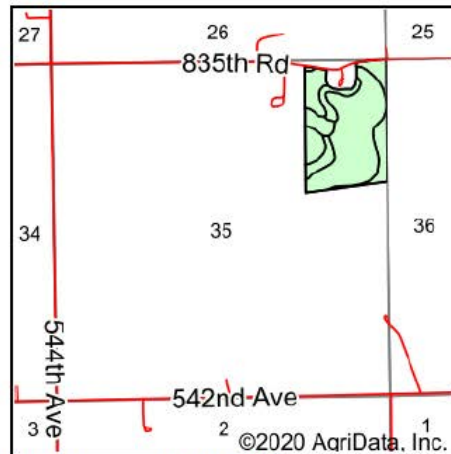
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Madison**
 Location: **35-23N-3W**
 Township: **Highland**
 Acres: **52.8**
 Date: **9/21/2020**



Maps Provided By:



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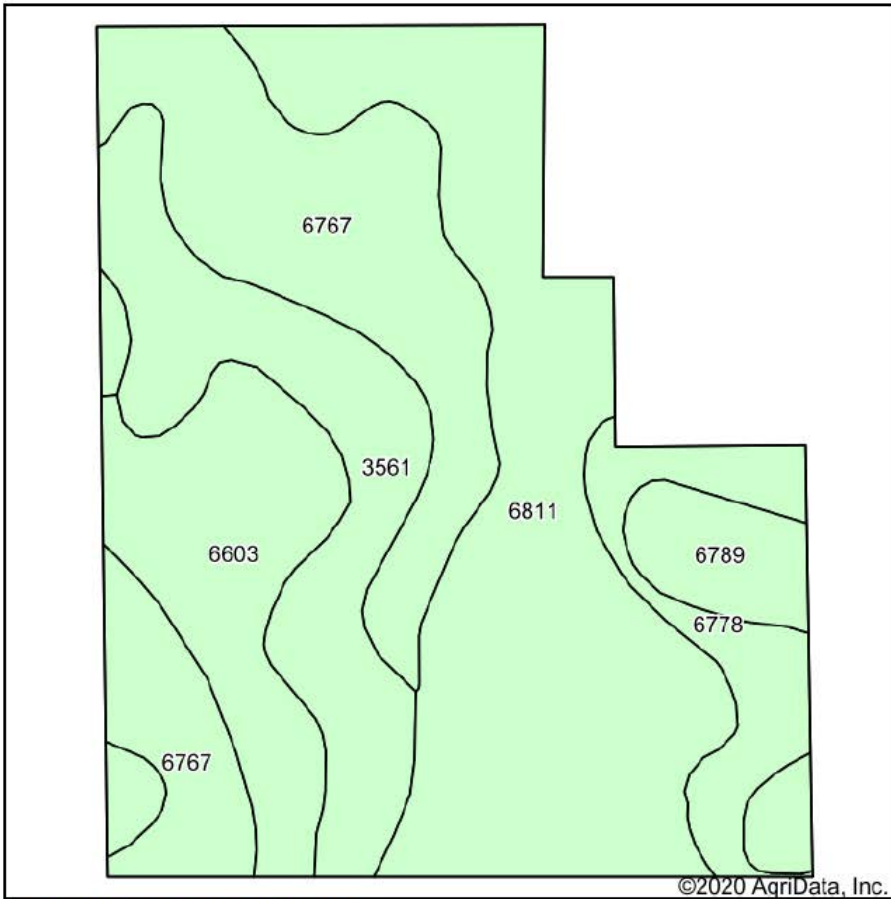
Area Symbol: NE119. Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	29.53	55.9%		Iw	Ie	75	87
6811	Moody silty clay loam, 2 to 6 percent slopes	7.74	14.7%		Ile	IIle	71	75
3545	Hobbs silt loam, channeled, 0 to 2 percent slopes, frequently flooded	7.22	13.7%		VIw		54	41
6767	Nora silty clay loam, 6 to 11 percent slopes	5.56	10.5%		IIIle	IVe	63	64
6603	Alcester silty clay loam, 2 to 6 percent slopes	2.75	5.2%		Ile	IIIe	73	75
Weighted Average						70.2	*n 75.9	*n 70.5

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

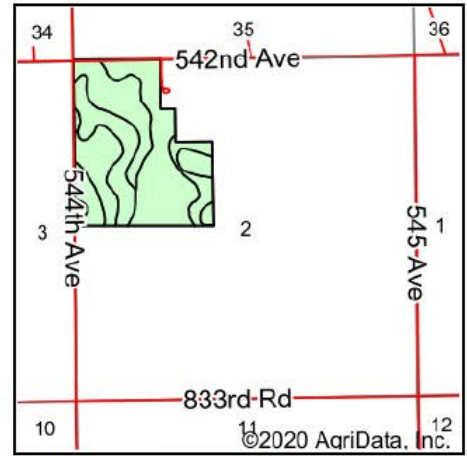
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Madison**
 Location: **2-22N-3W**
 Township: **Schoolcraft**
 Acres: **104.56**
 Date: **9/21/2020**



Maps Provided By:



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Area Symbol: NE119. 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
6811	Moody silty clay loam, 2 to 6 percent slopes	35.28	33.7%	Ile	IIle	71	75	75
6767	Nora silty clay loam, 6 to 11 percent slopes	25.63	24.5%	IIle	IVe	63	64	75
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	17.17	16.4%	IIw	IIw	69	75	79
6603	Alcester silty clay loam, 2 to 6 percent slopes	13.57	13.0%	Ile	IIle	73	75	72
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	7.42	7.1%	IIle	IVe	57	63	68
6789	Crofton-Nora complex, 11 to 17 percent slopes, eroded	5.49	5.3%	IVe		52	59	63
Weighted Average						67	*n 70.6	*n 74.1

*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.