

160 +/- Acres – Stanton County, Nebraska

AUCTION

Live & Online Simulcast Bidding

March 1, 2023 – 1:30 P.M.

Stanton VFW - Stanton, 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: 160 Acres More or Less

CERTIFIED IRRIGATED ACRES: 60 Acres

LEGAL DESCRIPTION: NW ¼ of Section 13 Township 22N Range 1 East of the 6th P.M. Stanton County, NE

PROPERTY LOCATION: From Stanton, NE 3 ½ miles south on Hwy 57 then go west a 1 mile on 832 ½ Rd then a ½ mile south on 565th Ave and 1 ½ miles west on 832nd Rd to the northeast boundary of the subject property.

PROPERTY DESCRIPTION: This offering consists of an attractive irrigated & dryland farm with an updated Reinke pivot located just south of Stanton, NE in a strong farming neighborhood. This property would make a great addition to any operation or a strong investment property with the competitive rental rates and great county road access all while being within minutes of multiple grain handling facilities.

***Seller will consider written offers prior to auction date.**

FSA INFORMATION: Cropland Acres: 141.07
Corn Contract Acre Base: 102.7 Yield: 179
Soybean Contract Acre Base: 29.0 Yield: 55

EQUIPMENT LIST W/ SERIAL NUMBERS:

8 Tower Valley Irrigation Pivot (Ser: 43217)
John Deere Diesel Power Unit (Ser: T04039T325240)
Winco Generator (Ser: 39684M82)
Amarillo Gearhead (Ser: 335221)
Wemhoff Pump (No Serial)
1,000 Gallon Fuel

WELL INFORMATION:

Registration Number: G-074186
GPM: 900 gpm
Well Depth: 154 ft
Static Level: 55 ft
Pump Level: 57 ft

POWER SERVICE PROVIDER: Stanton County Public Power District – (877) 439-2228

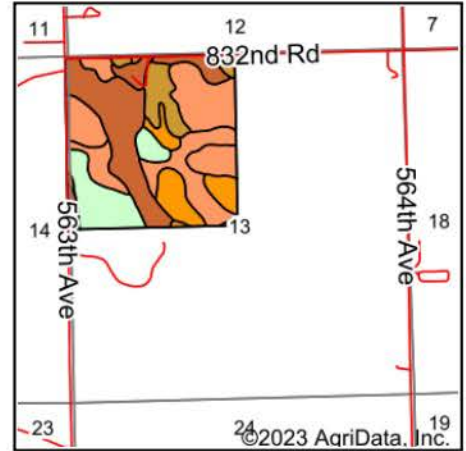
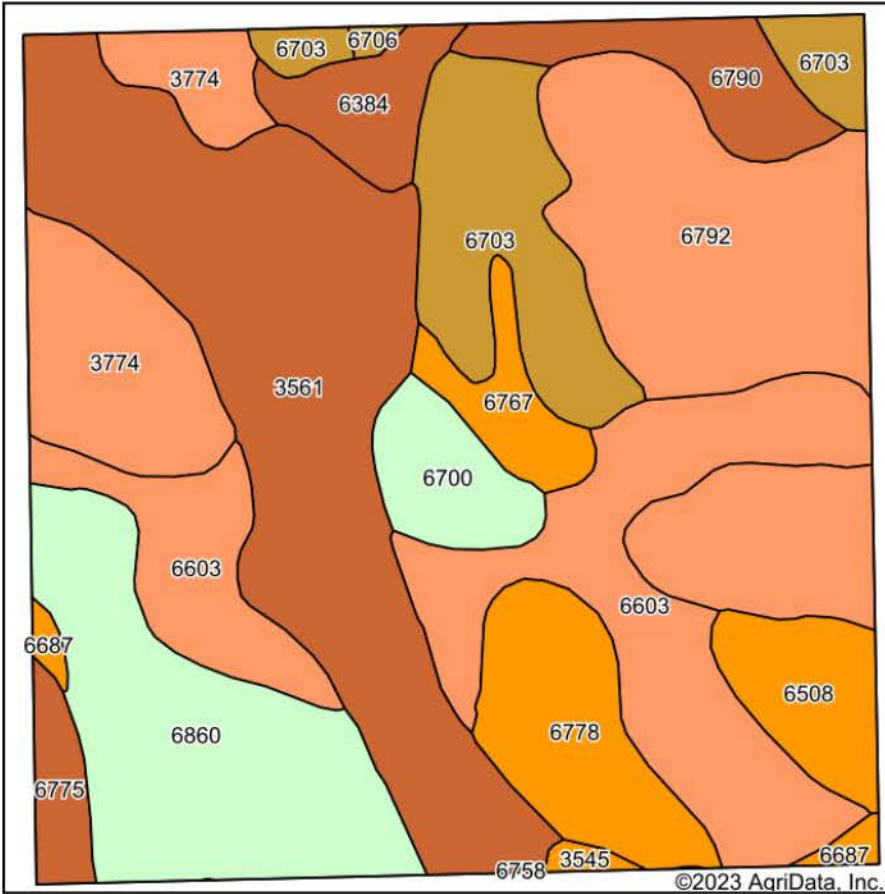
NRD NAME & PHONE: Lower Elkhorn NRD – (402) 371-7313

REAL ESTATE TAXES: \$9,138.46

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". **Subject to current farm lease with strong rental rate lease in place.**

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 30th, 2023**. 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.

Soils Map



State: **Nebraska**
 County: **Stanton**
 Location: **13-22N-1E**
 Township: **Union Creek**
 Acres: **159.72**
 Date: **1/3/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE167, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	33.31	20.9%			IIw	69	74	78
6792	Loretto loam, 2 to 6 percent slopes	25.58	16.0%			IIe	74	64	66
6603	Alcester silty clay loam, 2 to 6 percent slopes	24.72	15.5%			IIe	73	74	72
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	17.38	10.9%			IVe		58	60
6703	Thurman loamy fine sand, 2 to 6 percent slopes	13.43	8.4%			IVe	32	35	34
3774	Muir silty clay loam, 0 to 2 percent slopes, rarely flooded	11.22	7.0%			Iw	75	86	76
6778	Nora-Crofton complex, 6 to 11 percent slopes, eroded	8.54	5.3%			IIIe	57	62	67
6790	Loretto fine sandy loam, 2 to 6 percent slopes	5.09	3.2%			IIIe	66	57	61
6508	Blendon fine sandy loam, 0 to 2 percent slopes	4.96	3.1%			IIs	52	63	56
6700	Thurman loamy fine sand, 0 to 2 percent slopes	4.28	2.7%			IIIe		33	33
6384	Shell loam, occasionally flooded	3.90	2.4%			IIw	70	68	73
6767	Nora silty clay loam, 6 to 11 percent slopes	3.37	2.1%			IIIe	59	62	74
6775	Nora-Crofton complex, 2 to 6 percent slopes, eroded	2.27	1.4%			IIe	61	62	69
6687	Crofton silt loam, 6 to 11 percent slopes, eroded	0.94	0.6%			IVe	51	59	68

Soils data provided by USDA and NRCS.



Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 PLSS

2022 NAIP Ortho Imagery

2023 Program Year
 Map Created December 08, 2022

Farm 4534

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Wetland Provisions

13-22-1E

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