

1,352.50 +/- Acres – Holt/Boyd County, NE

AUCTION

Live & Online Simulcast Bidding
February 3, 2024 – 1:30 P.M.

Butte Community Center – Butte, 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

TRACT 1

DEEDED ACRES: 232.5 acres more or less

PROPERTY LOCATION: From the junction of US Hwy 281 and 900th Ave. 1/2 mile East on 900th Ave to the subject property.

LEGAL DESCRIPTION: Lot 3, Lot 10 and Lot 4 EXCEPT ROAD, N1/2 SE1/4, SE1/4 SE1/4 Section 22, Township 32N, Range 12 West of the 6th P.M. Boyd County, Nebraska.

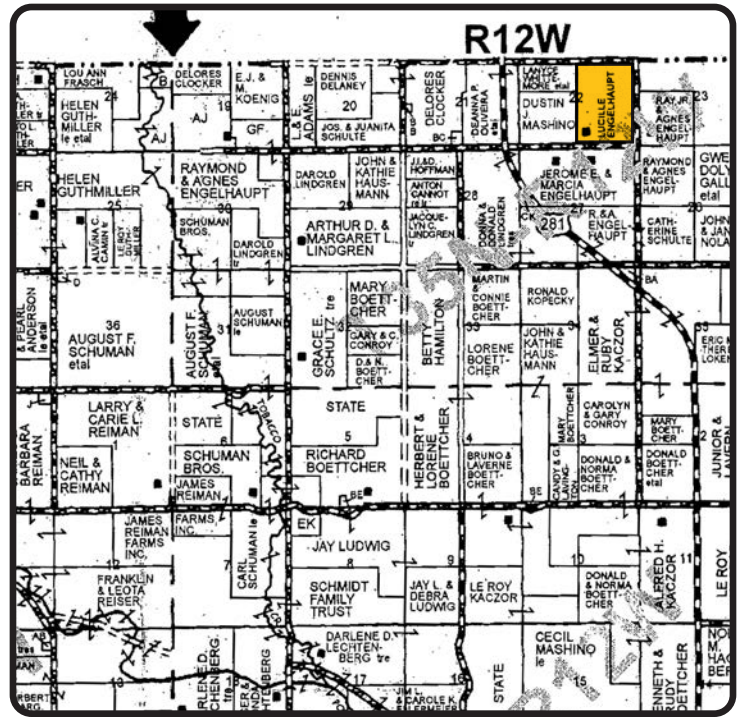
PROPERTY DESCRIPTION: This gently rolling dryland farm offers silt loam soils with livestock winter protection, rural water and an electric submersible well.

FSA INFORMATION:

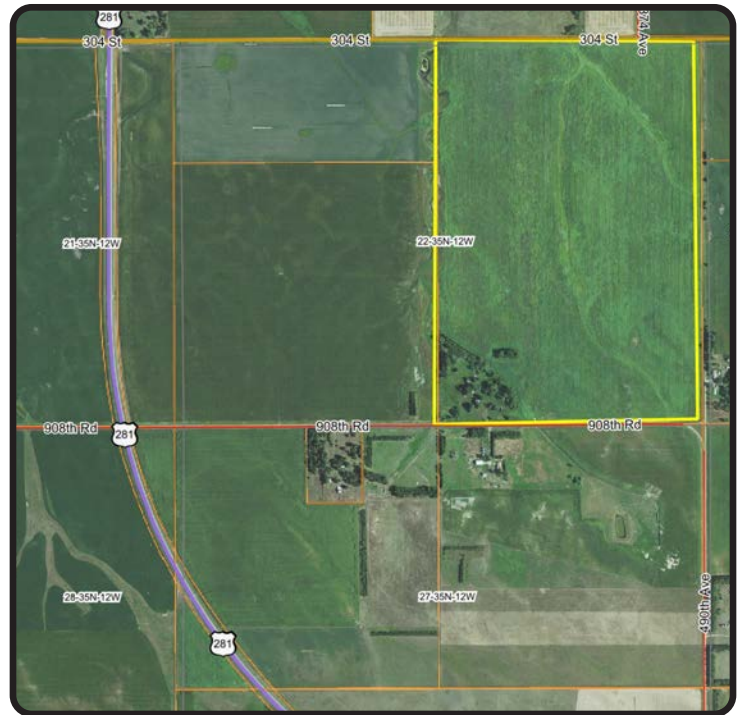
Dry Cropland Acres: 213.93
Oats Base Acres: 3.43 PLC Yield: 47 Bu.
Corn Base Acres: 158.37 PLC Yield: 134 Bu.
Sorghum Base Acres: 1.73 PLC Yield: 51 Bu.
Soybean Base Acres: 50.4 PLC Yield: 50 Bu.

*Subject to FSA Recon.

REAL ESTATE TAXES: \$4,710.74



Boundry lines are for visual aid only.



TRACT 2

DEEDED ACRES: 160 acres more or less

PROPERTY LOCATION: From the junction of US Hwy 281 and 897th Rd. 1/2 mile East to the Northwest corner of the subject property.

LEGAL DESCRIPTION: NW1/4 Section 20, Township 33N, Range 11 West of the 6th P.M. Boyd County, Nebraska.

PROPERTY DESCRIPTION: Hard grass pasture with hardwood and cedar filled draws, live stream on a year-round basis. Spring fed ponds and rural water. Excellent habitat for the big game hunter.

FSA INFORMATION:

Historical Cropland: 59.45

Oats Base Acres: 2.61 PLC Yield: 61 Bu.

Corn Base Acres: 8.3 PLC Yield: 84 Bu.

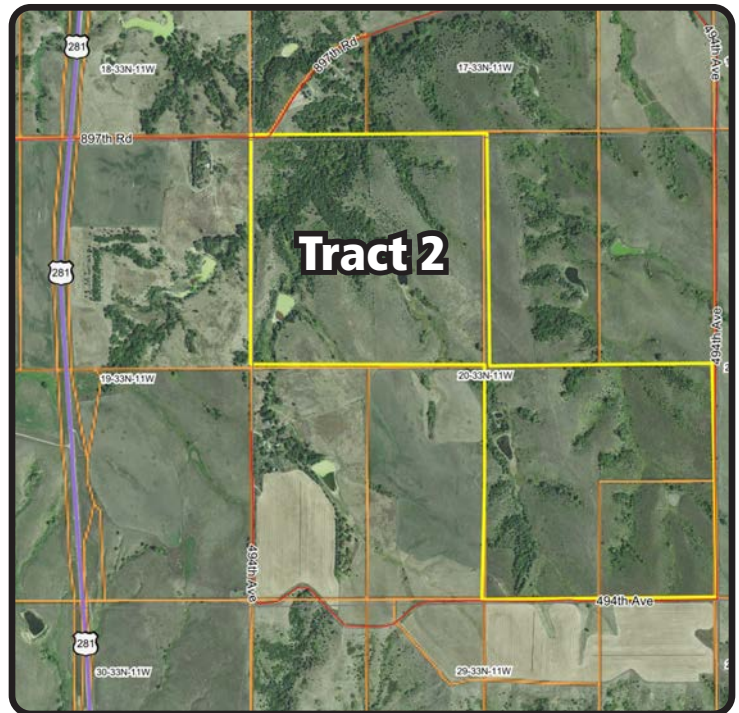
Soybean Base Acres: 5.21 PLC Yield: 40 Bu.

*Subject to FSA Recon.

REAL ESTATE TAXES: \$2,112.00



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TRACT 3

DEEDED ACRES: 160 acres more or less

PROPERTY LOCATION: From the junction of US Hwy 281 and 897th Rd. ½ mile East, 1 mile South on 494th Ave and then ½ mile East to the subject property.

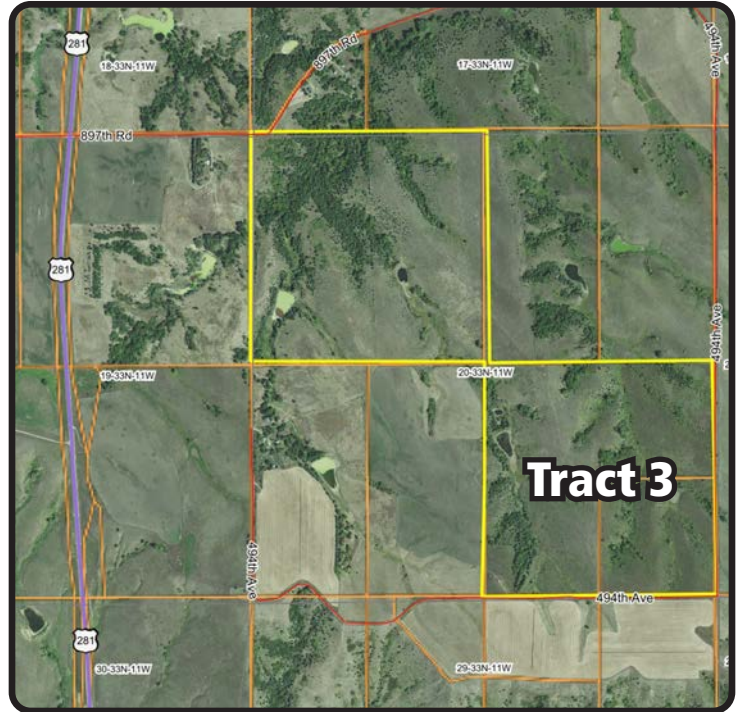
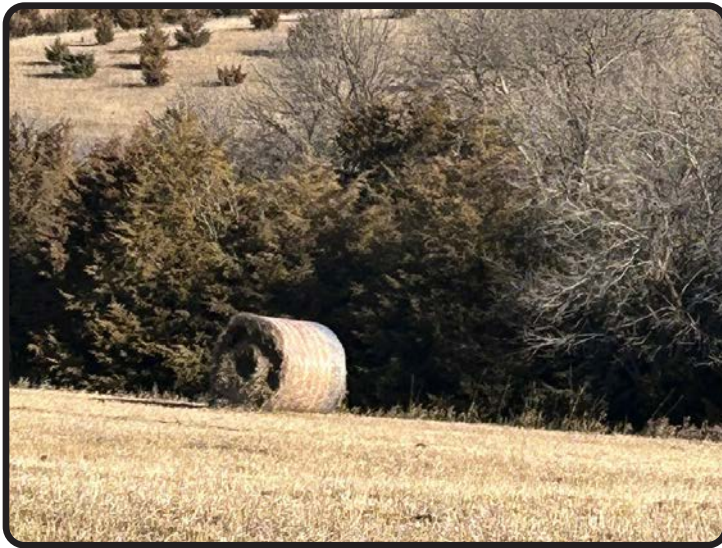
LEGAL DESCRIPTION: SE1/4 Section 20, Township 33N, Range 11 West of the 6th P.M. Holt County, Nebraska.

PROPERTY DESCRIPTION: Open hardgrass pasture with wooded draws and spring fed dams. Abundance of wildlife and scenic views of the Niobrara River Valley.

REAL ESTATE TAXES: \$2,112.00



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TRACT 4

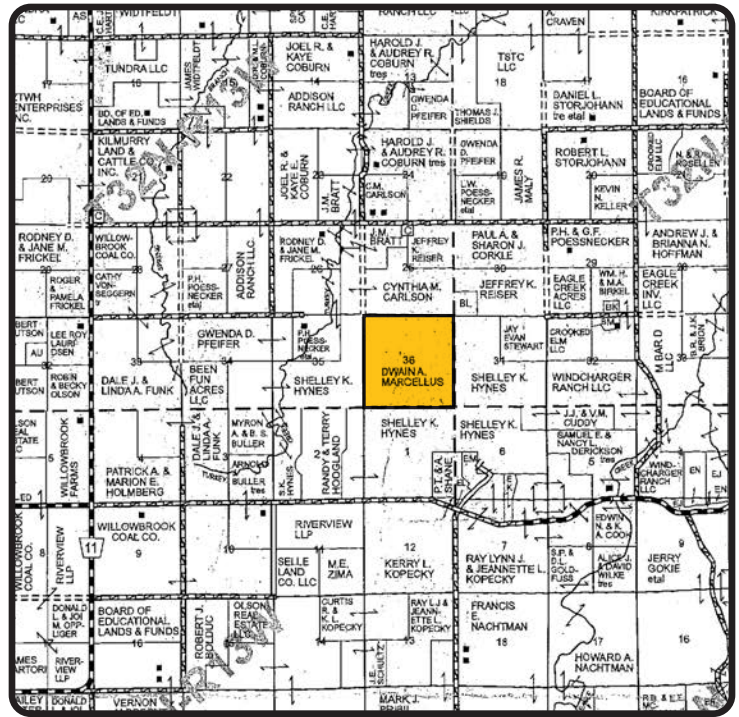
DEEDED ACRES: 640 acres more or less

PROPERTY LOCATION: From the intersection of Hwy 11 and 890th Rd. (Phoenix Cemetery Road) 4 miles East then 1 mile South to the subject property.

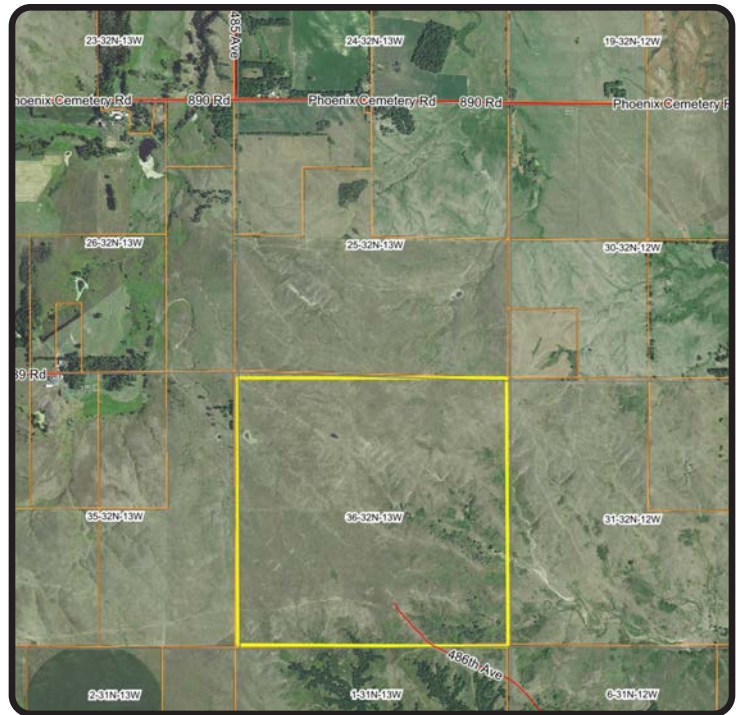
LEGAL DESCRIPTION: All of Section 36, Township 32N, Range 13 West of the 6th P.M. Holt County, Nebraska.

PROPERTY DESCRIPTION: Offering a full section of hardgrass pasture and cross-fenced into 2 pastures. Livestock water is supplied by solar well, spring fed water holes and a windmill in need of some repair or replaced to a solar well. In addition, a 400 GPM test hole was performed in 2004. (Test Hole Registration # G-135071) Possibility of irrigation potential.

REAL ESTATE TAXES: \$9,982.32



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TRACT 5

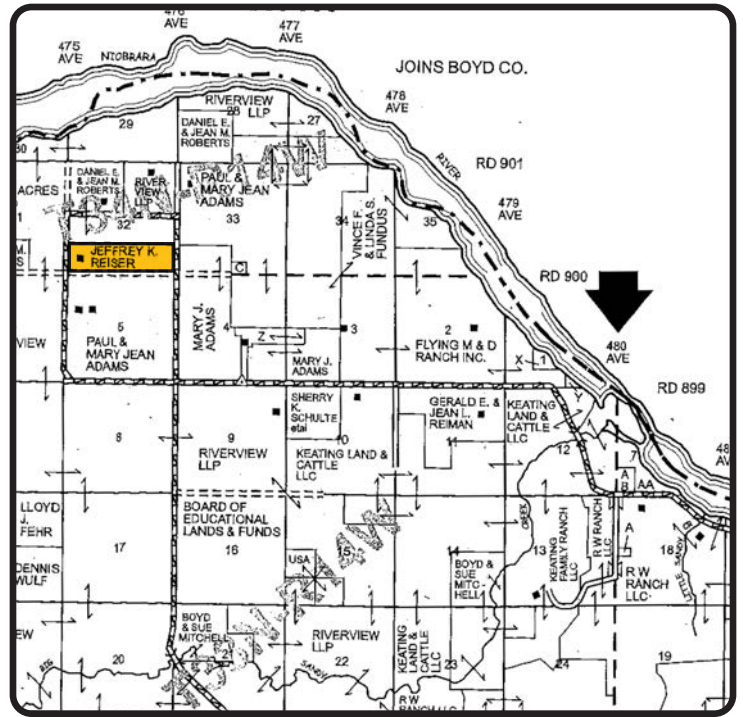
DEEDED ACRES: 160 acres more or less

PROPERTY LOCATION: From the Junction of Hwy 11 and 898th Rd. 7 miles West then 1 mile North on 476th Ave. to the subject property.

LEGAL DESCRIPTION: S1/2 S1/2 Section 32, Township 34N, Range 14 West of the 6th P.M. Holt County, Nebraska.

PROPERTY DESCRIPTION: This property offers sub-irrigated hay land or high carrying capacity pasture. Livestock water is supplied by a fresh-water dug out. Great access by a County maintained road.

REAL ESTATE TAXES: \$2,304.42



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DEEDED ACRES: 1,352.50 Acres More or Less Offered in 5 Tracts

SELLERS: Jeff Reiser

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-5 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 1-5 until all tracts 1-5 have been "Reserved". No tracts will be combined and re-offered. **Seller will entertain offers prior to sale date.**

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 1, 2024**. 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.

