

1,013.40 +/- Acres – Holt/Brown/Rock County



AUCTION

Live & Online Simulcast Bidding

November 1, 2024 – 1:30 P.M.

Ainsworth Community Center – Ainsworth, NE



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

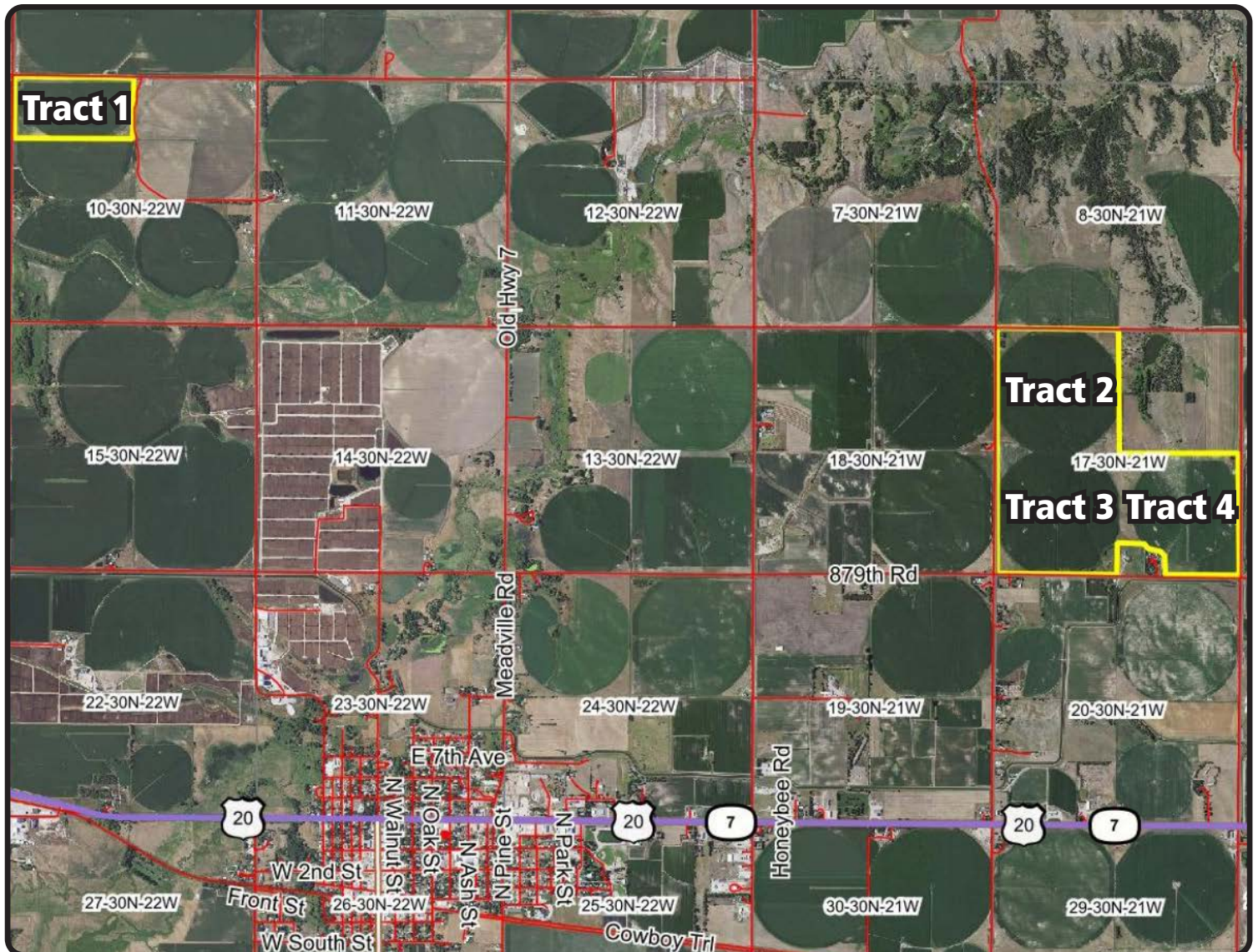
www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 1,013.40 Acres More or Less Offered in 6 Tracts

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1-6 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 1-6 until all tracts 1-6 have been "Reserved". 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 18th, 2024. Possession subject to current lease expiring December 31st, 2024, or at the completion of harvest.** 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 throughout 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.



TRACT 1 – DEEDED ACRES: 74.53 Acres More or Less

PROPERTY LOCATION: From Ainsworth, Nebraska, 1.5 miles west on US HWY 20 to 429th Avenue, then 3 miles north to 880th Road to subject property.

LEGAL DESCRIPTION: The N ½ NW ¼ of Section 10, Township 30N, Range 22 west of the 6th P.M., Brown County, Nebraska.

PROPERTY DESCRIPTION: This productive farm lies slightly rolling with high producing soils and great access by a county-maintained road.

FSA INFORMATION:

Cropland Acres: 69.8

Corn Base Acres: 69.8 PLC Yield: 154 Bu.

*Subject to FSA Recon.

EQUIPMENT LIST:

Valley Pivot (Ser. #1118 4255) 5438 HRS

American Turbine Pump

North America Electric Motor (Ser. #1-5-120 040)

AINSWORTH IRRIGATION: 70.5 Acres

O and M Usage Fee: \$2,820.00

Repayment Fee: \$678.87

Per Acre Feet Fee: \$40.00

Per Acre feet Overage Fee: \$30.00

PROMINENT SOILS: Johnstown Sandy Loam, Jansen Loam

REAL ESTATE TAXES: \$2,252.92



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TRACT 2 – DEEDED ACRES: 160 Acres More or Less

PROPERTY LOCATION: From Ainsworth, Nebraska, 1.5 miles east on US HWY 20 to 433rd Avenue, then 1.5 miles north on 879th Road to the subject property.

LEGAL DESCRIPTION: The NW ¼ of Section 17, Township 30N, Range 21 west of the 6th P.M., Brown County, Nebraska.

PROPERTY DESCRIPTION: This tract is a highly sought for property and lies gently rolling. Great access, excellent soils, and location.

FSA INFORMATION:

Cropland Acres: 145.3

Corn Base Acres: 81.7 PLC Yield: 154 Bu.

Soybean Base Acres: 14.3 PLC Yield: 14.3 Bu.

***Subject to FSA Recon.**

EQUIPMENT LIST:

Valley Pivot – No serial #

US Motor 8086507 AM

Mid-America Pump NA 69316-06

1 Fertilizer Tank

AINSWORTH IRRIGATION: 122 Acres

O and M Usage Fee: \$4,880

Repayment Fee: \$805.33

Per Acre Feet Fee: \$40.00

Per Acre feet Overage Fee: \$30.00

PROMINENT SOILS: Johnstown Loam, Jansen Loam

REAL ESTATE TAXES: \$4,943.28 (Subject to Brown County, Nebraska, re-assessment)



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TRACT 3 – DEEDED ACRES: 160 Acres More or Less

PROPERTY LOCATION: From Ainsworth, Nebraska 1.5 miles east on HWY 20 to 433rd Avenue, then 1-mile north to 879th Road to subject property.

LEGAL DESCRIPTION: The SW ¼ of Section 17, Township 30N, Range 21 west of the 6th P.M., Brown County, Nebraska.

PROPERTY DESCRIPTION: This is another attractive farm with excellent soils, highly productive, and great access.

FSA INFORMATION:

Cropland Acres: 128.09

Corn Base Acres: 81.30 PLC Yield: 146 Bu.

EQUIPMENT LIST:

Electro Gator Pivot #1752318

Isuzu 6 Cylinder Power Unit

Berkley Centrifugal Pump 013706

1 Fuel Tank

1 Fertilizer Tank

PROMINENT SOILS:

Johnstown Loam, Jansen Loam

AINSWORTH IRRIGATION: 125.9 Acres

O and M Usage Fee: \$5,036

Repayment Fee: \$711.06

Per Acre Feet Fee: \$40.00

Per Acre feet Overage Fee: \$30.00

REAL ESTATE TAXES: \$4,943.28 (Subject to Brown County, Nebraska, re-assessment.)



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TRACT 4 – DEEDED ACRES: 145 Acres More or Less (To be Surveyed)

PROPERTY LOCATION: From Ainsworth, Nebraska, 1.5 miles east on US Hwy 20 to 433rd Avenue, then 1-mile north to 879th Road then ½ mile east to subject property.

LEGAL DESCRIPTION: The SE ¼ of Section 17, Township 30N, Range 21 west of the 6th P.M., Brown County, Nebraska.

PROPERTY DESCRIPTION: This farm is gently rolling with center pivot and a fraction of gated pipe cropland.

FSA INFORMATION:

Cropland Acres: 128.09

Corn Base Acres: 86.3 PLC Yield: 146 Bu.

EQUIPMENT LIST:

Reinke Electric Pivot Serial #447C4336

Caterpillar 4 Cylinder Power Unit 61K00357

Randolph Gear Head #61856

Pump, 1 Fuel Tank, 1 Fertilizer Tank

10 HP General Electric BJJ221342

Gated Pipe

REAL ESTATE TAXES: \$5,781.84

PROMINENT SOILS:

Jansen Loam, Anselmo Fine Sand

AINSWORTH IRRIGATION: 100.3 Acres

O and M Usage Fee: \$4,012

Repayment Fee: \$609.45

Per Acre Feet Fee: \$40.00

Per Acre feet Overage Fee: \$30.00



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TRACT 5 – DEEDED ACRES: 314 Acres More or Less

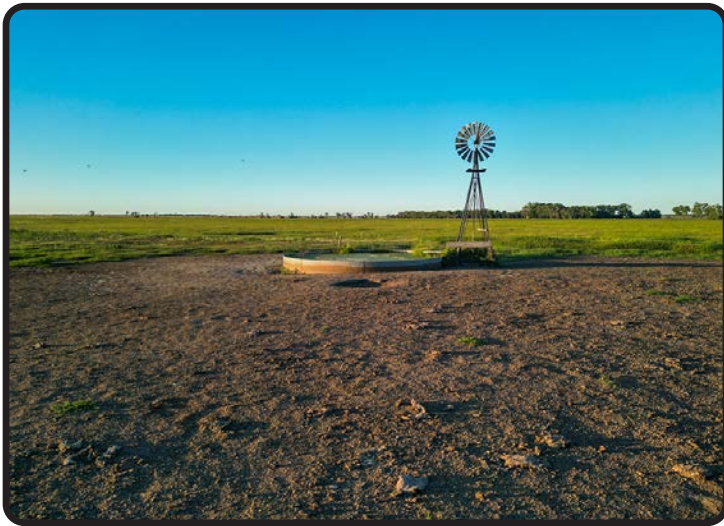
PROPERTY LOCATION: From Newport, Nebraska, 4 miles east on US HWY 20 to 462nd Avenue, to the subject property lying on the north side of US HWY 20.

LEGAL DESCRIPTION: The S ½ of Section 1, Township 30, Range 17 west of the 6th P.M., Rock County, Nebraska (except 6.14 acres)

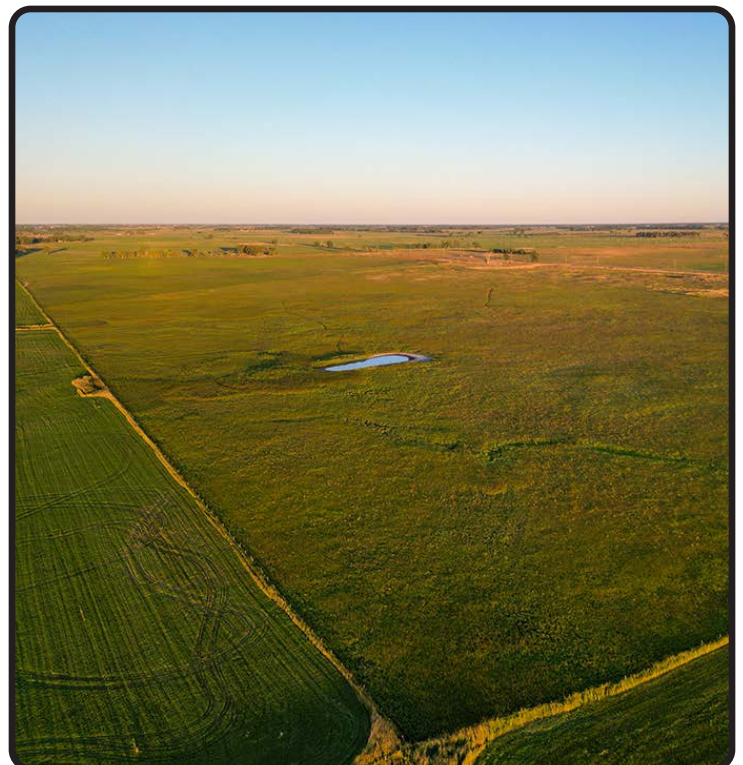
PROPERTY DESCRIPTION: This tract offers high-carrying capacity grazing land and is cross-fenced into three paddocks watered by dug-outs. Solar well and a windmill. Historically operated as pasture and hay production. Great access along US Hwy 20 on the Rock County/Holt County line.

PROMINENT SOILS: Johnstown Fine Sandy Loam, Jansen Loam

REAL ESTATE TAXES: \$2,821.22



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TRACT 6 – DEEDED ACRES: 159.87 More or Less

PROPERTY LOCATION: From Newport, Nebraska, 5 miles east to 463rd Avenue then ½ mile north to the subject property.

LEGAL DESCRIPTION: The NE ¼ of Section 6, Township 30N, Range 16 west of the 6th P.M. Holt County, Nebraska.

PROPERTY DESCRIPTION: This property allows for grazing with two pastures for rotational grazing along with hay production. Well-watered by a centrally located windmill. Good access by county-maintained road.

PROMINENT SOILS: Elsmere – Selina Loamy fine sand, Elsmere - lpage

REAL ESTATE TAXES: \$3,804.66



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Tract 1



Tract 2



Tract 3



Tract 4



Tract 5



Tract 6