

Central Deuel County Dryland Auction

DEUEL COUNTY, NEBRASKA



Tuesday, October 22, 2024

Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT



1,080±
Total Acres

1,071± FSA Acres

Offered in
7 Parcels

Located 8± mi east
of Chappell, NE



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Salesperson
bgardiner@reckagri.com

Marc Reck, Broker
marcreck@reckagri.com

Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The Central Deuel County Dryland Auction will be offered for sale in 7 parcels. BIDDING WILL BE ONLINE ONLY on Tuesday, October 22, 2024. Bidding will begin @ 8:00 am MT; the auction will "soft close" @ 12:00 noon, MT. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on any of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

- Download RECK AGRICULTURE MOBILE APP through the Apple App Store OR Google Play OR visit reckagri.com and click on the CENTRAL DEUEL COUNTY DRYLAND AUCTION property page to register to bid.
- Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
- If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet, and 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies. Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Due Diligence Packet may be obtained by visiting CENTRAL DEUEL COUNTY DRYLAND AUCTION property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into and sign Farm, Ranch, & Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a check or wire for 15% of the purchase price, which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions in the Due Diligence Packet and announcements shall be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement. Sample of said purchase agreement is available within the Due Diligence Packet.

CLOSING: Closing is on or before November 25, 2024, and to be conducted by Thalken Title Company. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative Deed or Trustee's Deed

free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Possession of property upon closing, subject to existing tenant rights for 2025, if any. Current farm lease has been terminated, in writing, prior to September 1, 2024.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

R/E TAXES: 2024 real estate taxes due in 2025 to be paid by Seller, at closing, based on the previous year's taxes; this shall be considered final payment for the Seller. Buyer will be responsible to pay full tax bill when due and payable in 2025.

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a Memorandum of Understanding (MOU) stating the base acres and yields as designated within the Due Diligence Packet.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

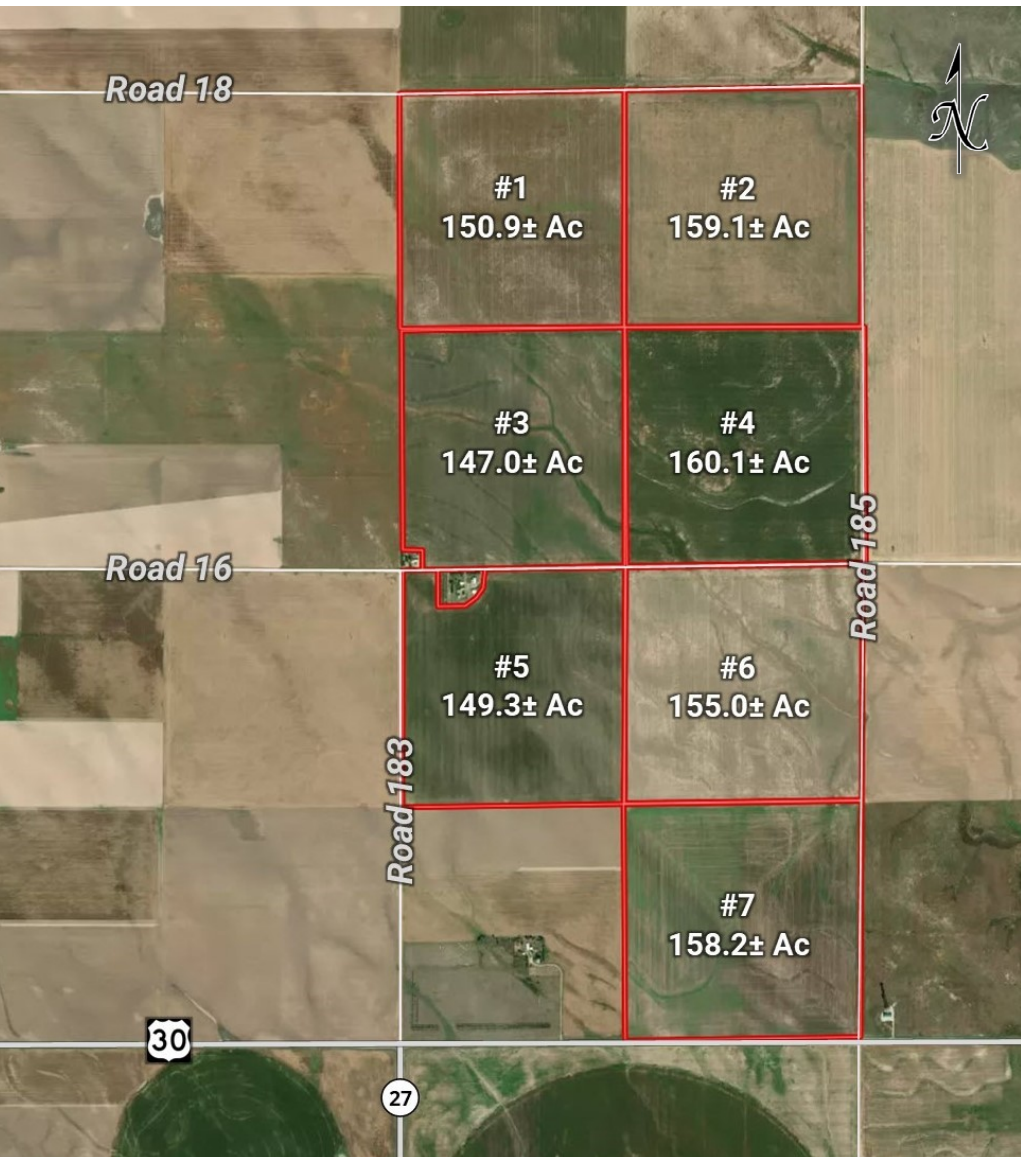
ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for illustrative purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Sellers Agent. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

Announcements made by Reck Agri Realty & Auction at the time of the sale will take precedence over any previously printed materials.



Property Details



PARCEL INFO

#1– 150.9± Total Acres

- 150.0± FSA crop acres
- Road 18 (north boundary)
- NW1/4 Sec 7, T13N, R43W
- Currently planted to corn; possession upon closing
- R/E Taxes: \$1,344.07 (2023)

STARTING BID: \$175,000

#2– 159.1± Total Acres

- 157.3± FSA crop acres
- Road 18 (north boundary) & Road 185 (east boundary)
- NE1/4 Sec 7, T13N, R43W
- Currently planted to corn; possession upon closing
- R/E Taxes: \$1,417.11 (2023)

STARTING BID: \$175,000

#3– 147.0± Total Acres

- 146.9± FSA crop acres
- Road 16 (south boundary)
- SW1/4 Sec 7, T13N, R43W (less 1.1 ac tract)
- Currently wheat stubble; possession upon closing
- R/E Taxes: \$1,310.72 (2023)

STARTING BID: \$150,000

#4– 160.1± Total Acres

- 160.0± FSA crop acres
- Road 16 (south boundary) & Road 185 (east boundary)
- SE1/4 Sec 7, T13N, R43W
- Subject to lease for 2025
- R/E Taxes: \$1,427.53 (2023)

STARTING BID: \$160,000

#5– 149.3± Total Acres

- 148.1± FSA crop acres
- Road 16 (north boundary) & Road 183 (west boundary)
- NW1/4 Sec 18, T13N, R43W (less 4.5 ac tract)
- Currently wheat stubble; possession upon closing
- R/E Taxes: \$1,331.76 (2023)

STARTING BID: \$155,000

#6– 155.0± Total Acres

- 152.5± FSA crop acres
- Road 16 (north boundary) & Road 185 (east boundary)
- NE1/4 Sec 18, T13N, R43W
- Subject to lease for 2025
- R/E Taxes: \$1,382.60 (2023)

STARTING BID: \$155,000

#7– 158.2± Total Acres

- 156.2± FSA crop acres
- Hwy 30 (south boundary) & Road 185 (east boundary)
- SE1/4 Sec 18, T13N, R43W
- Currently planted to corn; possession upon closing
- R/E Taxes: \$1,364.78 (2023)

STARTING BID: \$155,000

Description:

1,079.6± total assessed acres | 1,071.0± FSA acres

Productive dryland quarters with great access. Each parcel will be offered independently in a timed, online auction. Bidding will open at 8am with a soft close at 12pm MT. Bidding time will extend and remain open on all parcels until 5 minutes have passed with no new bids on any of the parcels - this allows buyers to purchase multiple parcels, if desired.

Call the office to schedule a showing (970) 522-7770.



Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.

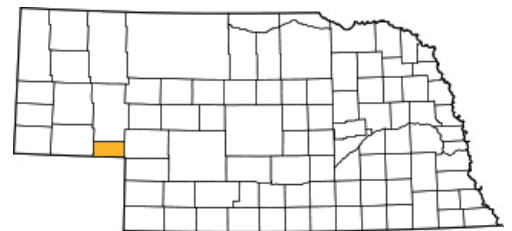


Central Deuel County Dryland Auction

1,080± Total Acres | 7 Parcels



DEUEL COUNTY, NE



Tuesday, October 22, 2024
Bidding Opens at 8 AM
Closes at 12 PM (noon) MT

Online-Only Auction featuring 7 contiguous dryland quarters located 8± miles east of Chappell, NE, just north of Highway 30.

