

ABSOLUTE REAL ESTATE AUCTION

1,386.4+/- ACRES OF PIVOT IRRIGATED & DRY CROPLAND & HARD GRASS PASTURE IN GREELEY COUNTY, NEBRASKA • SOLD IN 5 TRACTS

WEDNESDAY, JANUARY 24, 2018 - 1:00 P.M.

Sale Site: Scotia Community Building, 103 W Main, Scotia, NE



(Tract 1 Pivots): Land Location: From Scotia, NE travel 8 miles North on Ericson-Scotia Ave, 1 1/2 miles East on 811 Road, then 2 miles North on Wallace Creek Ave to the west corners of Tract 3 and 4.

Legal Description: The West Half less tracts of 14-19-12, Greeley Co, NE.

Acres: Approximately 280.8 acres with full legal survey to be completed. (Approximate 47 acre building site is not included.)

2017 RE Taxes: \$10,004.58 (Includes Building Site)

Certified Irrigated Acres: NRD records indicate 227.7+/- acres.

FSA Information: FSA records indicate 259.61 cropland acres with 147.42 base acres of corn. NRCS records indicate 269.61 cropland acres.-

Well Information: Nebraska Department of Natural Resources indicates Well #G-034990 was drilled on 7-23-1971, 287' depth with 79' static level, 91' pumping level, pumping 1000 gpm.

Improvements: NW4 has a Zimmatic 10 tower pivot. SW4 has a Zimmatic 12 tower pivot with the well running both pivots individually. Buried mainline feeding both pivots from the well point. 100 hp US electric motor. Both pivots have drop nozzles & Nelson rotators, Nelson end guns with booster pumps, cell phone controlled Lindsay Field Net pivot control boxes, digital flow meters and chemigation check valves.

(Tract 2 Pasture): Land Location: From Tract 1 continue North to the intersection of Wallace Creek Ave & 814th Road, travel west 1/2 mile to the northeast corner of Tract 2.

Legal Description: All of 15-19-12, Greeley Co, NE.

Acres: 627.7 approximate acres (with legal survey to be completed)

2017 RE Taxes: \$7,528.06

FSA Information: FSA records indicate 65.3 cropland acres with 37.94 base acres of corn.

(Tract 3 Pasture): Land Location: From Tract 4 continue a 1/2 mile north on Wallace Creek Ave with the property lying directly north of Tract 4.

Legal Description: The Southeast Quarter of 14-19-12, Greeley Co, NE.

Acres: 159.10 tax assessed acres **2017 RE Taxes:** \$1,843.20

(Tract 4 Dry Cropland): Land Location: From Scotia, NE travel 8 miles North on Ericson-Scotia Ave, 1 1/2 miles East on 811 Road, then 2 miles North on Wallace Creek Ave to the west corners of Tract 3 and 4.

Legal Description: The Northeast Quarter less .92 acre grain bin site of Section 23-19-12, Greeley Co, NE.

Acres: 158 tax assessed acres **2017 RE Taxes:** \$1,899.92

FSA Information: FSA records indicate 153.41 cropland acres with 14.6 base acres of corn.

(Tract 5 Upland Hay Ground): Land Location: From the northeast corner of Tract 2, travel 2 1/2 miles north on 490th Ave to the southwest corner of Tract 5.

Legal Description: The Northwest Quarter of 35-20-12, Greeley Co, NE

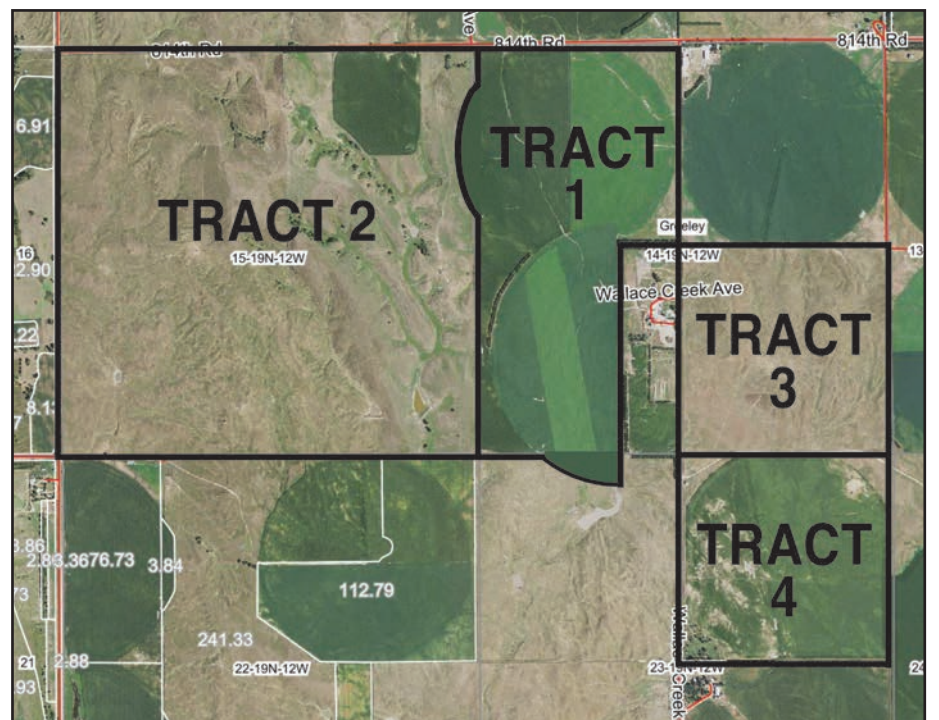
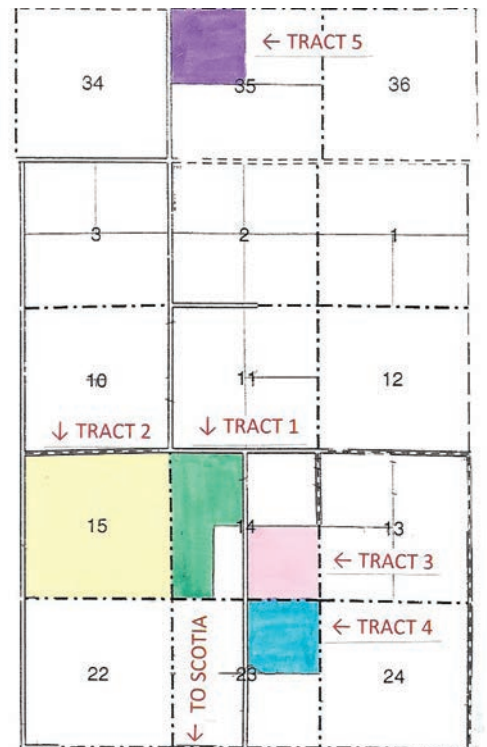
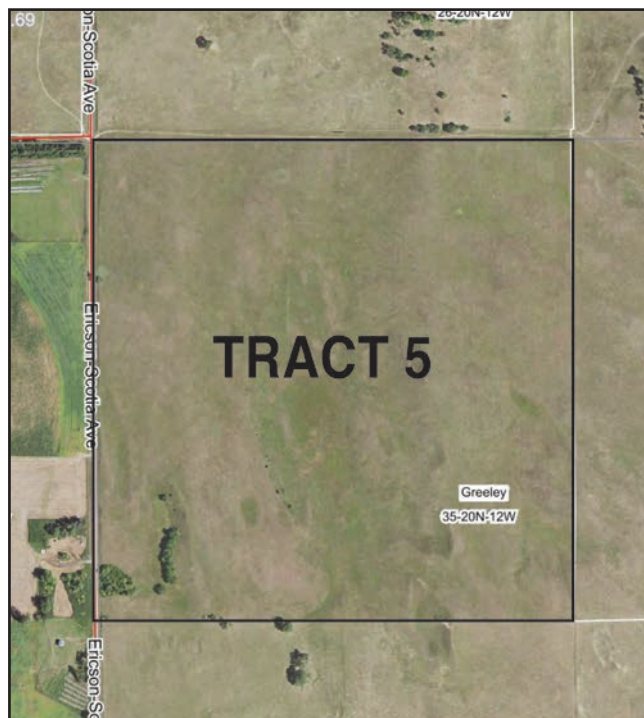
Acres: 160.8 tax assessed acres **2017 RE Taxes:** \$1,845.86

Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

Announcements: The five tracts will be offered individually and not as a whole. Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

Terms: 10% down the day of the sale with balance due at closing on or before March 1, 2018 with possession.

Title insurance premium to be divided 50/50 between buyer and seller. 2017 Real Estate taxes will be paid by the seller. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing. **Call for a private showing.**



REX & ANITA CARGILL, OWNERS

WOLF INC. AUCTION & REAL ESTATE

1514 L Street, PO Box 328, Ord, NE • 308-728-3101 • wolfnebraska.com

Steve Wolf Broker & Auctioneer

Dani Knott, Jenny Wolf and Jim Wakefield, Sale Associates

Coy Wolf & Von Svoboda, Associate Brokers

