

ABSOLUTE LAND AUCTION

1,885.61+/- ACRES OF IRRIGATED CROPLAND, 3 SEPARATE BUILDING SITES, NORTH LOUP RIVER FRONTAGE AND PASTURE ALL IN GARFIELD & VALLEY COUNTIES - TO BE SOLD IN 7 TRACTS
MONDAY, FEBRUARY 12, 2018 • 1:00P.M.

Sale Site: 83 Grand Event Center, 440 Grand Ave, Burwell, NE



TRACT 1: (Top-Shelf Custom Log Home, Outbuildings, Irrigated Cropland, Pasture)

Land Location: From the Junction of Highways #11 & #91 Burwell, NE 3 miles W on Hwy#91, then ¼ mile S to bldg. site and marked by Wolf Auction signs.

Legal Description: The South Half of the Northeast Quarter of Section 29, Township 21 North, Range 19 West of the 6th P.M., Garfield Co, NE. (legal survey to be completed).

Acres: 85+/- approximate acres. 2017 RE Taxes: \$5,210.00 approximately.

Ditch Certified Irrigated Acres: 28.9 acres.

FSA Information: 2017 records indicate 33.7 cropland acres, 30.1 base acres of corn and .1 base acres of soybeans.

Water: One submersible well and multiple tanks.

Improvements: 4 BR 3 ½ BA Custom Built 8" Log Home, recent major appliances, chef's kitchen with custom rustic alder cabinetry, gallatin doors & whiskey black glazing, vinyl plank flooring, new high end carpeting in the great room, basement has 9' ceilings, poured walls, kitchenette, propane furnace, 2 stall attached garage, 2-pole machine sheds, insulated shop, barn with calving stalls, other outbuildings, pens, tanks and irrigation pipe.

Easement granted through Tract 1 for Tract 2 access.

TRACT 1



TRACT 2



TRACT 2: (Pasture)

Land Location: From the Junction of Highways #11 & #91 Burwell, NE 3 miles W on #91, then ½ mile S starting at the south edge of Tract 1 (bldg. site) and marked by Wolf Auction signs.

Legal Description: The West Half of the Southwest Quarter of Section 28; the Southeast Quarter of Section 29; The Southwest Quarter of Section 32; and the East Half of Section 32 all in Township 21 North, Range 16 West of the 6th P.M., Garfield County, NE. (legal survey to be completed).

Acres: 703.77+/- approximate acres.

2017 RE Taxes: \$7,760.00 approximately.

Easement granted through Tract 1 for Tract 2 access. This is a large amount of hard grass hills with recreational benefits.

TRACT 4



TRACT 4: (Building Site, Dry Cropland, Pasture)

Land Location: From the Junction of Highways #11 & #91 Burwell, NE 2 miles W on Hwy #91, then ¼ mile S on 465th Ave to the Northeast corner of the property.

Legal Description: The South Half of the Northeast Quarter, The North Half of the Southeast Quarter less ditch of Section 28, Township 21 North, Range 16 West of the 6th P.M., The Northwest Quarter of the Southwest Quarter, The South Half of the Southwest Quarter less tract of Section 27, Township 21 North, Range 16 West all in Garfield County, NE.

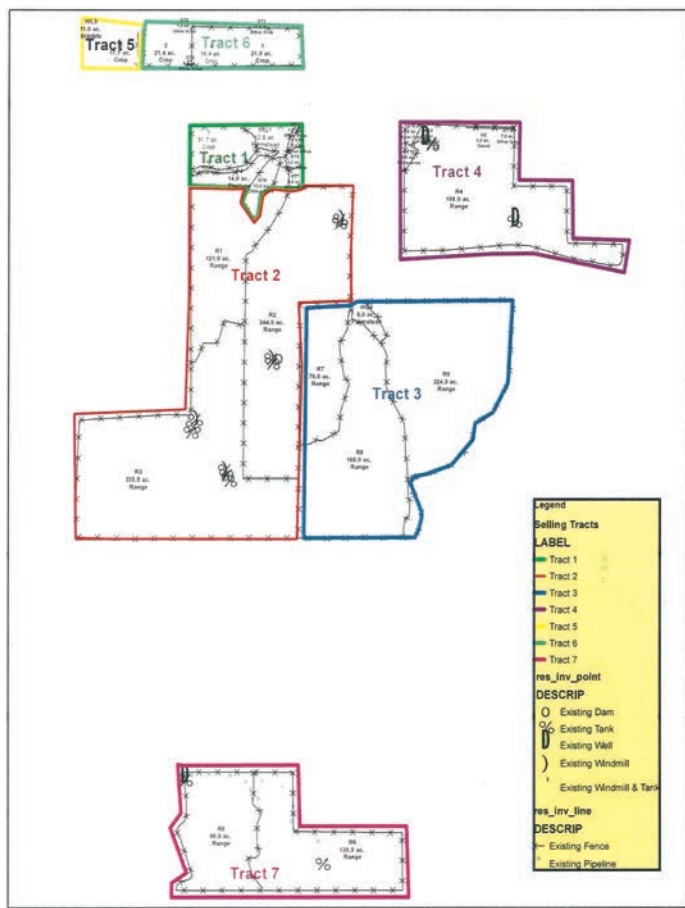
Acres: 213.90+/- tax assessed acres.

2017 RE Taxes: \$3,433.36

Surface Irrigated Water Rights: North Loup Public Power & Irrigation District indicates 6.6 acres under contract at \$56/acre. FSA Information: 2017 records indicate 6.8 cropland acres. (47.09 grass cropland acres).

Well Information: Nebraska Department of Natural Resources indicates Well #G-177518 was drilled on 9-11-2015, 115' depth with 86' static level, 87' pumping level, pumping 10 gpm.

Improvements: Modular home with outbuildings, pens and tanks. Small alfalfa field is located along the road.



TRACT 3



TRACT 3: (Building Site, Pasture)

Land Location: From the Junction of Highways #11 & #91 Burwell, NE 1 ½ miles W on Hwy #91, then 1 ½ miles S on Jungman Ave to the Wood entrance and marked by Wolf Auction signs.

Legal Description: All that portion of Section 33, Township 21 North, Range 16 West of the 6th P.M., Garfield County, NE lying west of the County Road. All that portion of Section 34, Township 21 North, Range 16 West of the 6th P.M., Garfield County, NE lying west of the County Road.

Acres: 540.5+/- tax assessed acres.

2017 RE Taxes: \$6,761.30.

Water: Submersible well and one windmill.

Improvements: 1 ½ story 2BR 1BA home w/ loft area & small of-fice, wood burner, appliances, full unfinished basement. Detached 1 stall garage. 25'x45'3-stall shop with 6.5'x10', 10.5'x10', and 15'x10' overhead doors. The pasture is cross fenced.

JOYCE R. COX, OWNER

Thomas Kruml, Attorney and Escrow Agent

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





TRACT 5: (Quarter Mile Of North Loup River Frontage & Irrigated Cropland, All With Excellent Recreation and Hunting Potential)

Land Location: From the junction of Highways #11 & #91 Burwell, NE 4 miles W on #91 to the property lying on the N side of the highway and marked by Wolf Auction signs.

Legal Description: Lot 6 in Section 20, Township 21 North, Range 16 West of the 6th P.M., Garfield County, NE except the E 20' & except hwy r-o-w.

Acres: 33.3+/- approximate acres.

2017 RE Taxes: \$1,300.00 approximately

Water: North Loup River Public Power & Irrigation District records indicate 17.9 acres of North Loup River water pumping rights.

FSA Information: Records indicate 17.73 cropland acres with 11.11 base acres of corn and .5 base acres of soybeans.

Improvements: Irrigation pipe.



TRACT 6: (Irrigated Cropland)

Land Location: From the junction of Highways #11 & #91 Burwell, NE 3 miles W on #91 to the property lying on the N side of the highway with no river frontage and marked by Wolf Auction signs.

Legal Description: Lots 7, 8 & 9 in Section 20, Township 21 North, Range 16 West of the 6th P.M., Garfield County, NE except hwy r-o-w & except government.

Acres: 69.14+/- approximate acres.

2017 RE Taxes: \$2,426.00 approximately

Surface Irrigated Water Rights: North Loup Public Power & Irrigation District indicates 60.8 acres under contract at \$56/acre.

FSA Information: Records indicate 59.71 cropland acres with 37.39 base acres of corn and 1.7 base acres of soybeans.

Improvements: Irrigation pipe.

The property has highway frontage. Easement with Game & Parks Commission.



TRACT 7: (Pasture)

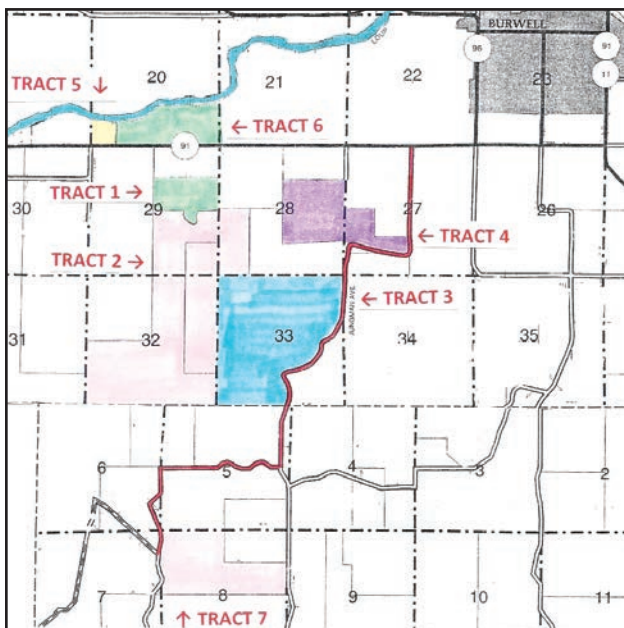
Land Location: From the junction of Highways #11 & #91 Burwell, NE 1 1/2 miles W on Hwy #91, then 4 1/2 miles S/SW on Jungman Ave to the property and marked by Wolf Auction signs.

Legal Description: The Northwest Quarter and the South Half of the Northeast Quarter of Section 8, Township 20 North, Range 16 West of the 6th P.M., Valley County, NE.

Acres: 240+/- tax assessed acres. 2017 RE Taxes: \$3,553.06.

Water Information: Submersible well with two tank placements and one cross fence. Nebraska Department of Natural Resources indicates Well #G-167903 was drilled 5-14-2013, 390' depth with 270' static level, 280' pumping level, pumping 10 gpm.

There is a small catch pen on the west side of the property. The east side has 464th Road access.



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 seven 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 12, 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.**

JOYCE R. COX, OWNER

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& REAL ESTATE**

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