

LIVE AUCTION >

DUNDY COUNTY PIVOT IRRIGATED LAND AUCTION

DUNDY COUNTY, NE | 1,704± ACRES

Tuesday, March 1, 2022, 10:30 am CT
Red Willow County Fairgrounds, McCook, NE



Listing #7021A19

1,704± TOTAL ACRES // PIVOT IRRIGATED, GRASS, IMPROVEMENTS
OFFERED IN 11 PARCELS, 2 COMBOS, 2 PIVOT IRR UNITS, SINGLE UNIT



For More Information, Contact:



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TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

AUCTION DATE/TIME: The Dundy County Pivot Irrigated Land Auction will be held, Tuesday, March 1, 2022 at 10:30 am CT at the Red Willow County Fairgrounds, McCook, NE. In the event of inclement weather, visit reckagri.com or our Facebook page.

OVERVIEW: 1,704± acres with 1,127.3± acres irrigated by 9 pivots with 9 irrigation wells. This property is situated 15± miles NW of Benkelman, NE. Property to be offered in 11 Parcels, 2 Combos, 2 Pivot Irrigated Units, and Single Unit. Balance of the property features pasture, 2 improvement sites and grain storage. Seldom do you see an offering of this size with pivot irrigation become available for sale. The multi-parcel bidding process allows opportunities to purchase parcels of various sizes and price levels.

SALE TERMS/PROCEDURE: The "DUNDY COUNTY PIVOT IRRIGATED LAND AUCTION" is an auction with NO RESERVE. Competitive bids will determine outcome of auction and the Seller to enter into a contract to purchase with the highest bidder(s). On auction day there will be 3 auctions. Parcels #1 - #8 will be offered at a first auction in 10 Parcels, 2 Combos, 2 Pivot Irrigated Units, and Single Unit. The parcels, combos, and units will be offered in the sale order as stated within the brochure. The parcels, combos, and units will compete to determine the highest aggregate bid(s). Upon the completion of the first auction, Seller reserves the right to withdraw Parcel #9 from the auction or offer Parcel #9 for sale at a 2nd Auction immediately following the 1st auction. Upon withdrawal of Parcel #9 or completion of the 2nd auction, the reserved mineral rights will be offered for sale at a 3rd auction. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE AGREEMENT: Immediately following the conclusion of the auction, the highest bidder(s) will sign Disclosure of Brokerage Relationships in Real Estate Transactions and will enter into and sign a Farm, Ranch, and Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price. Said earnest money is due upon the signing of the Farm, Ranch, and Land Purchase Agreement and to be deposited with Reck Agri Realty & Auction. Farm, Ranch, and Land Purchase Agreement will not be contingent upon financing. Terms and conditions in the Detail Brochure and oral announcements shall be incorporated and made a part of the Farm, Ranch, and Land Purchase Agreement. Sample Farm, Ranch, and Land Purchase Agreement is available within the Detail Brochure. **This auction is held under judicial supervision. The above referenced Farm, Ranch, and Land Purchase Agreement signed upon completion of the auction is subject to approval of the court within 7 - 10 days following the auction.**

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before April 8, 2022. Closing to be conducted by Scott Abstract Company and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Deed free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements and restrictions or covenants now of record. Title com-

mitments are available for review within the Detail Brochure and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement. 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), except Buyer(s) to pay for cost of loan title insurance policy, if applicable. The Buyer(s) to receive a TBD title commitment within Detail Brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, and minerals reserved by Seller as shown within these Terms and Conditions; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

POSSESSION: Possession upon closing.

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.

WATER RIGHTS & EQUIPMENT: Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property whether for irrigation, domestic or livestock use. Each of the wells are subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the Upper Republican Natural Resource District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates or adequacy of livestock/domestic/irrigation wells, and/or condition of all domestic or irrigation equipment. See parcel information within the detail brochure for the description of well permits and irrigation equipment.

GROWING CROPS: No growing crops.

REAL ESTATE TAXES: 2022 Real Estate Taxes due in 2023 to be paid by Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels, Combos, or Units as designated within Detail Brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Detail Brochure. Records from the FSA office are representations of FSA and not of the Seller. Assignment of base acres for FSA purposes will be subject to final approval of FSA office.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. If the property sells in parcels, combos, and/or units or the improvement site is sold separately and a survey is required to create a metes and bounds legal description, Seller to provide and pay for said survey.

MINERALS: Seller to reserve OWNED mineral rights. The reserved mineral rights will be offered for sale at the 3rd auction upon the completion of real property auctions. The mineral rights will be offered in the same sale order as the real property auction. The mineral right parcels will be offered

separately and not in combination with 2 rounds of bidding. Seller does not warrant their ownership of the mineral rights.

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the Color Brochure, Detail Brochure, and visual presentation at the auction are approximate and are obtained from the FSA office or county tax records. Either source may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

BIDDER REQUIREMENTS: Prior to auction, Buyer (s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at www.reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

ANNOUNCEMENTS: 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 general location purposes only. The 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. All equipment and improvements are to be sold AS IS -WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Announcements made by Reck Agri Realty & Auction, at the time of sale will take precedence over any previously printed material or other oral statements. Reck Agri Realty & Auction does not offer broker participation for the "DUNDY COUNTY PIVOT IRRIGATED AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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*Call to schedule a showing
of the improvements.*



PARCEL DESCRIPTIONS + PHOTOS



Parcel #1: 160.0± ac w/120.9± ac pivot irr; 39.1± ac grass/corners. One irr well (G-033091) w/137.55 URNRD cert. ac. 60 HP US motor; 8-tower Zimmatic. LEGAL – NW1/4 Sec 25, T2N-R39W. R/E Taxes: \$3,895.98

Parcel #2: 160.0± ac w/123.4± ac pivot irr; 36.6± ac grass/corners. One irr well (G-050474) w/127.50 URNRD cert. ac. 75 HP US motor; 7-tower Zimmatic. LEGAL – SW1/4 Sec 10, T2N-R39W. R/E Taxes: \$3,690.60

Parcel #3A: 330.1± ac w/258.9± ac pivot irr; 71.2± ac grass/corners. Two irr wells (G-044161 & G-067532) w/251.80 URNRD cert. ac. 2-75 HP US motors; 8-tower Zimmatic & 7-tower Reinke. 40,000± bu grain storage (2 bins). LEGAL – Part Sec 15, T2N-R39W. R/E Taxes: \$7,883.74

Parcel #3B: 160.0± ac w/125.7± ac pivot irr; 34.3± ac grass/corners. One irr well (G-050473) w/127.30 URNRD cert. ac. 75 HP GE motor; 8-tower Zimmatic. LEGAL – NE1/4 Sec 22, T2N-R39W. R/E Taxes: \$3,745.46

Combo #3 (#3A & #3B): 490.1± ac w/384.6± ac pivot irr; 105.5± ac grass/corners. Three irr wells w/379.10 URNRD cert. ac.; R/E Taxes: \$11,629.20

Northeast Pivot Irrigated Unit (#1, #2, #3A, & #3B): 810.1± ac w/628.9± pivot irr; 181.2± ac grass/corners. Five irr wells w/644.15 URNRD cert. ac. R/E Taxes: \$19,215.78

Parcel #4A: 152.4± ac w/123.4± ac pivot irr; 29.0± ac grass corners. One irr well (A-006815) w/139.20 URNRD cert. ac. 60 HP US motor; 8-tower Reinke. 20,000± bu grain bin and tandem truck scale. LEGAL – SE1/4 Sec 17, less tract, T2N-R39W. R/E Taxes: \$4,064.51

Parcel #4B: 160.0± ac w/127.4± ac pivot irr; 32.6± ac grass/corners. One irr well (G-069771) w/134.70 URNRD cert. ac. 75 HP US motor; 8-tower Reinke. LEGAL – NE1/4 Sec 20, T2N-R39W. R/E Taxes: \$3,713.44

Combo #4 (#4A & #4B): 312.4± ac w/250.8± ac pivot irr; 61.6± ac grass/corners. Two irr wells w/273.90 URNRD cert. ac. R/E Taxes: \$7,777.95

Parcel #5: 160.0± ac w/125.4± ac pivot irr; 34.6± ac grass/corners. 60 HP US motor; 8-tower Reinke. One irr well (G-052657) w/134.75 URNRD cert. ac. LEGAL – NW1/4 Sec 27, T2N-R39W. R/E Taxes: \$3,804.56

Pivot Irrigated Unit (#1, #2, #3A, #3B, #4A, #4B, & 5): 1,282.5± ac w/1,005.1± pivot irr; 277.4± ac grass/corners. Eight irr wells w/1,052.8 URNRD cert. ac. R/E Taxes: \$30,798.29

Parcel #6: 160.0± ac pasture. One well with windmill. Perimeter barbed wire fencing. LEGAL – SW1/4 Sec 14, T2N-R39W. R/E Taxes: \$738.60

Parcel #7 (32827 Rd 712, Parks, NE): 93.9± ac pasture and home site. Ranch style home w/1,287 sq. ft. on main level; full basement (built in 1920) and detached garage. Pasture is fenced with stock water at home site. LEGAL – Part W1/2 Sec 15, T2N-R39W. R/E Taxes: \$890.18

Parcel #8 (71104 Ave 327, Parks, NE): 7.6± ac improvement site. Ranch style 3BD/2BA home w/1,416 sq. ft. on main level, full basement (mostly finished), and attached garage (built in 1974). Large steel frame shop (approx. 58'x120') w/concrete floor (built in 1979), and multiple grain bins (45,000+ bu.). R/E Taxes: \$1,487.47

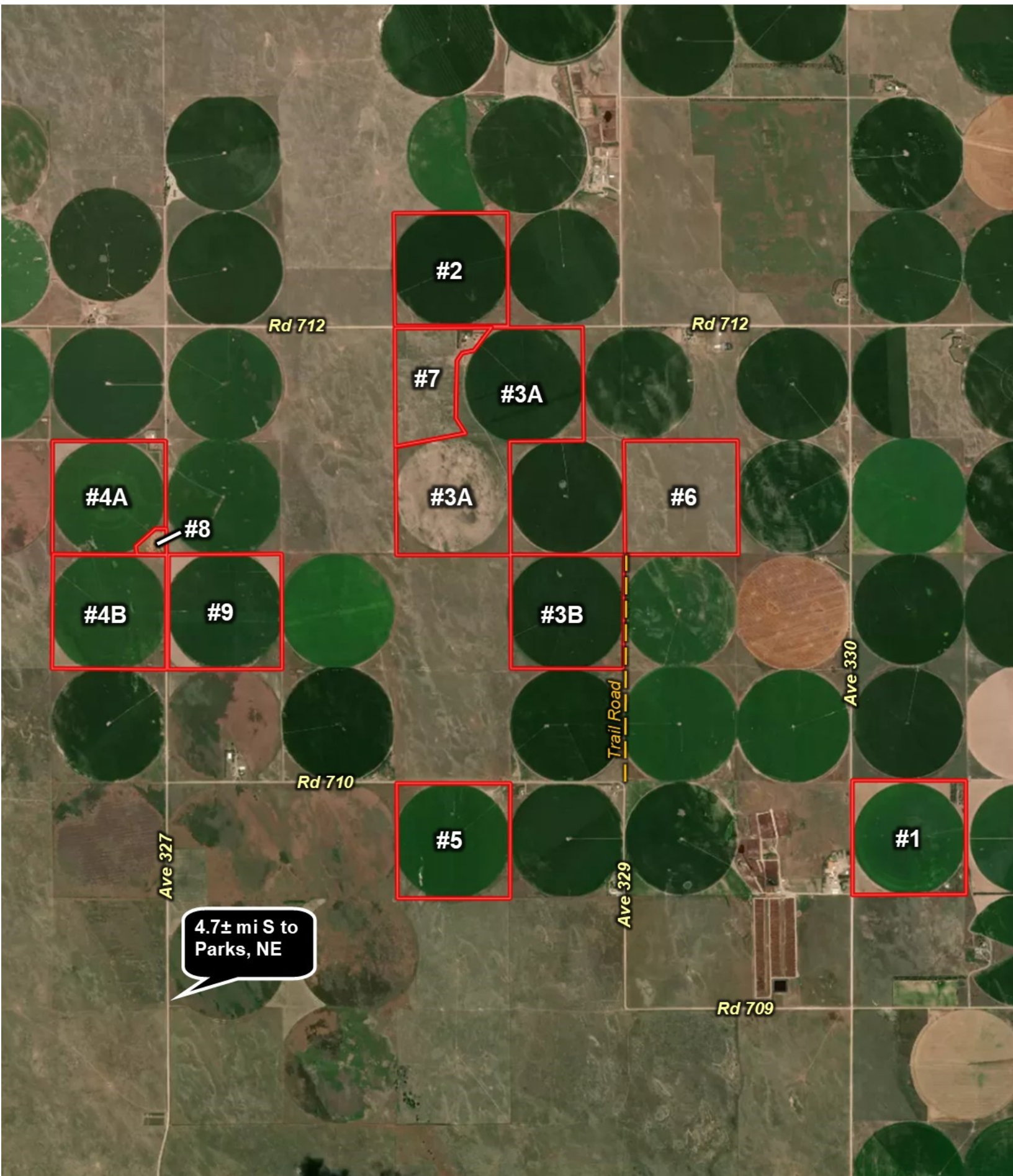
Single Unit (#1, #2, #3A, #3B, #4A, #4B, #5, #6, #7, & #8): 1,544.0± ac w/1,005.1± pivot irr; 538.9± ac grass/corners/improvements. 1,052.80 URNRD cert. ac. R/E Taxes: \$33,914.54

Parcel #9: 160.0± ac w/122.2± ac pivot irr; 37.8± ac grass/corners. One irr well (G-037425) w/136.00 URNRD cert. ac. 100 HP GE motor; 7-tower Zimmatic. LEGAL – NW1/4 Sec 21, T2N-R39W. R/E Taxes: \$3,827.34

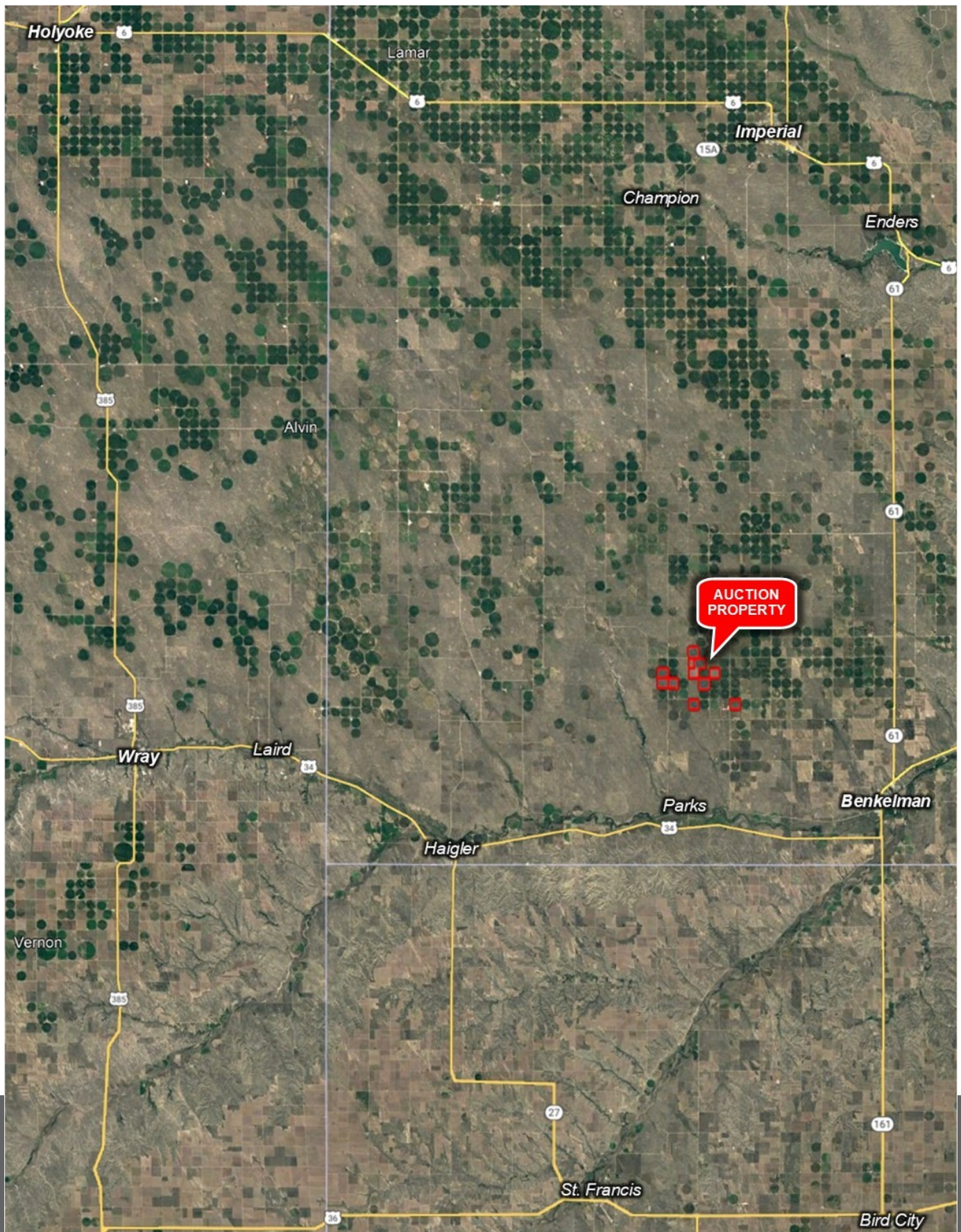
URNRD – Upper Republican Natural Resource District



AERIAL MAP



LOCATION MAP





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reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

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27	28	29	30	31		

LIVE AUCTION >

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MARCH 1, 2022 // PIVOT IRRIGATED, GRASS, IMPROVEMENTS