

ONLINE ONLY AUCTION >

MADRID NORTH DRYLAND AUCTION

(Court Referee Sale - NO RESERVE)

PERKINS COUNTY, NE | 164± ACRES

Bidding Opens: March 14, 2022 @ 8:00 am, MT
Bidding Closes: March 15, 2022 @ 12:00 noon, MT



Listing #6121A13

164± TOTAL ACRES DRY CROPLAND // GRASS
OFFERED AS 1 PARCEL



For More Information, Contact:



Marc Reck, Broker
marcreck@reckagri.com



Ben Gardiner, Salesperson
bgardiner@reckagri.com

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.

ONLINE BIDDING PROCEDURE: The Madrid North Dryland Property will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on March 14, 2022. The auction will "soft close" @ 12:00 noon, MT on March 15, 2022. Bidding remains open as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction: Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the Madrid North 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 detail brochure; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. 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. Detail Brochure may be obtained by visiting Madrid North Dryland Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "MADRID NORTH DRYLAND AUCTION" is an online only auction with NO RESERVE. The Madrid North property will be offered as one parcel. Competitive bids will determine the outcome of the auction. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign a Farm, Ranch, & Land Purchase Contract 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 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 of the detail brochure and announcements shall be incorporated and made a part of the contract. Sample

contract is available within the detail brochure. **This auction is held under judicial supervision. The above referenced Farm, Ranch, and Land Purchase Contract signed upon completion of the auction is subject to approval of the court.**

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 30 days after sale being approved by the court. Closing to be conducted by Scott Abstract Company. The closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Referee's 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 commitments 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 Contract. 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 other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

POSSESSION/CROP: Possession subject to farm lease for the 2022 crop season. Buyer to receive Landlord cash rent.

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.

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

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcel. Buyer(s) and Seller, at closing, to sign a memorandum of under-

standing stating the base acres and yields as designated within the detail brochure.

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

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 initial brochure, detail brochure, and visual presentations are approximate and are obtained from FSA and/or county assessor records. Both sources 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.

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. Property is being 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. Reck Agri Realty & Auction does not offer broker participation for the "MADRID NORTH DRYLAND 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.

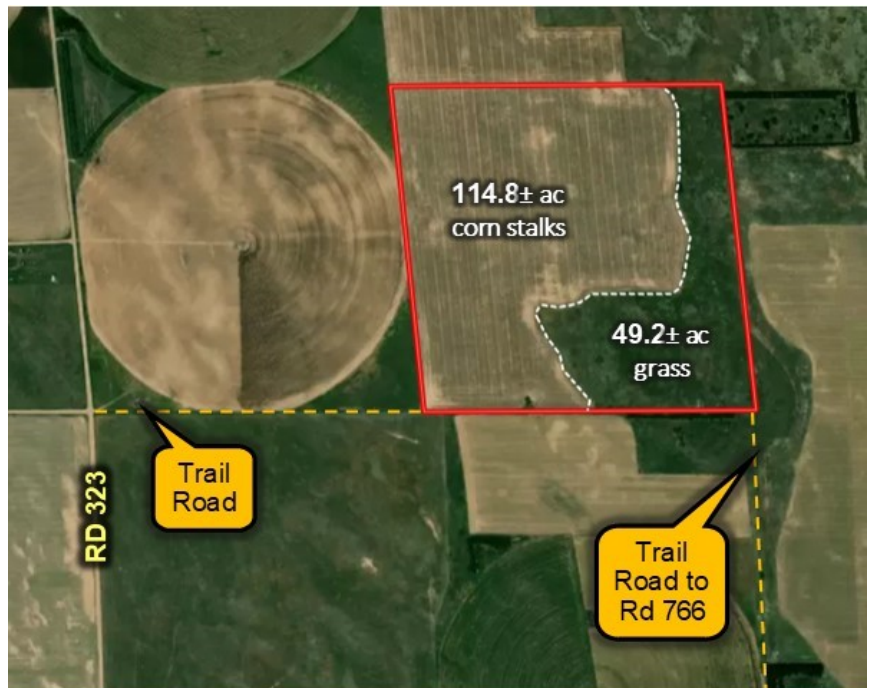
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MAPS + PARCEL DESCRIPTION

LOCATION MAP:



AERIAL MAP:



PARCEL DESCRIPTION:

DRYLAND - 164.0± ac; 114.8± ac dryland, 49.2± ac grass; Legal: SE1/4 of 3, T11N, R37W, Perkins County, Nebraska; Location: From Madrid, NE, 2.5 mi N, .5 mi E, 4 mi N, .5 mi E; 114.8± ac in corn stalks; FSA base: 20.9 ac wheat w/48 PLC yield, 63.4 ac corn w/119 bu PLC yield;

R/E Taxes: \$1,292.54. **Starting Bid: \$60,000**





535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

VISIT **RECKAGRI.COM**

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Reck Agri App.

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MARCH 2022						
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6	7	8	9	10	11	12
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