

Castle Dryland/CRP Auction

KEITH COUNTY, NEBRASKA

Tuesday, October 24, 2023

BIDDING OPENS: 8am, SOFT CLOSE: 12pm (noon) MT



962±
Total Acres

Dryland & CRP
+ Upland Hunting

4 Parcels
Easy Access



Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

Marc Reck, Broker
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Ben Gardiner, Salesperson
bgardiner@reckagri.com

Location Map & Photos



Mrs. Castle and the Estate of Gary Castle, Sr. are selling 4 parcels of dryland, dryland w/CRP, and CRP located NE of Big Springs, NE. The dryland is located in a highly productive area with CRP payments ranging from \$41 to \$72 per acre, expiring in 2032 & 2035. Parcel #4 has excellent hunting potential, treed wildlife habitat, all while receiving income from the CRP contracts.

Total Acres: 962.1± | 689.5± ac dryland - 239.6± CRP



Aerial Map & Parcel Descriptions

Parcel #1—Dryland

317.3± ac; 299.9± ac dryland (191.9± ac wheat stubble, 108.0± ac corn stalks), 17.4± ac rds/waste

Legal: N½ of 15, T13N, R41W

Location: From Big Springs, NE, 2 mi N, 0.7 mi E, 1 mi N, 2 mi E

FSA base: 184.4 ac wheat w/37 bu yield, 39.9 ac corn w/127 bu yield

R/E taxes: \$2,890.04

STARTING BID: \$315,000

Parcel #2—Dryland/CRP

160.9± ac; 123.1± ac dryland (wheat stubble), 30.3± ac CRP, 7.5± ac rds/waste

Legal: SW¼ of 17, T13N, R41W

Location: From Big Springs, NE, 2 mi N, 0.7 mi E

FSA base: 75.3 ac wheat w/37 bu yield, 16.3 ac corn w/127 bu yield

CRP contract: #11033C, 30.7 ac, Pmt: \$2,294 @ \$74.72/ac - Expires: 9/30/2032

R/E taxes: \$1,416.77

STARTING BID: \$145,000

Parcel #3—Dryland/CRP

320.8± ac; 266.5± ac dryland (48.5± ac wheat stubble, 218.0± ac corn stalks), 52.1± ac CRP, 2.2± ac rds/waste

Legal: N½ of 17, T13N, R41W

Location: From Big Springs, NE, 2 mi N, 0.7 mi E, 0.5 mi N

FSA base: 163.1 ac wheat w/37 bu yield, 35.3 ac corn w/127 bu yield

CRP contract: #11033C, 51.7 ac, Pmt: \$3,863 @ \$74.72/ac - Expires: 9/30/2032

R/E taxes: \$2,824.49

STARTING BID: \$295,000

Parcel #4—CRP/Hunting

163.1± ac; 157.2± ac CRP, 5.9± ac rds/waste

Legal: N½N½ of 8, T13N, R41W

Location: From Big Springs, NE, 2 mi N, 0.7 mi E, 0.75 mi N

FSA base: 42.4 ac wheat w/37 bu yield, 9.1 ac corn w/127 bu yield

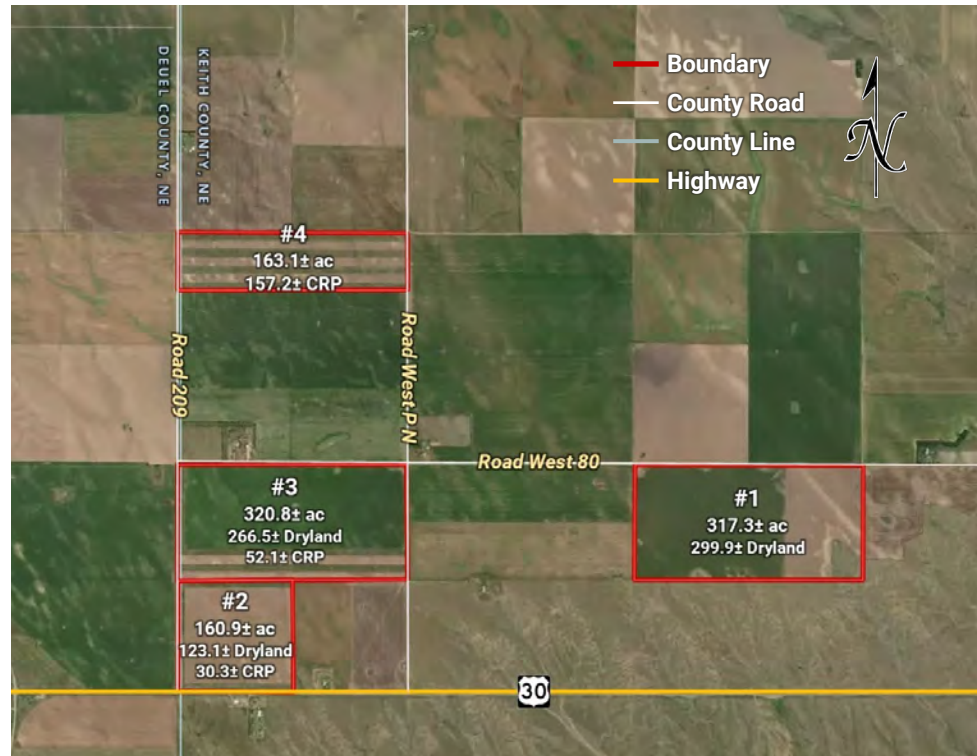
CRP contract: #11071A, 32.63 ac, Pmt: \$1,338 @ \$41.00/ac - Expires: 9/30/2035

CRP contract: #11034B, 55.74 ac, Pmt: \$4,080 @ \$73.20/ac - Expires: 9/30/2032

CRP contract: #11189, 68.86 ac, Pmt: \$4,539 @ \$65.92/ac - Expires: 9/30/2032

R/E taxes: \$1,311.30

STARTING BID: \$110,000



Contact us to request a
Due Diligence Packet with more
detailed information.

Terms & Conditions

ONLINE BIDDING PROCEDURE: The Castle Dryland/CRP Auction is an ONLINE ONLY auction WITH RESERVE and the property will be offered in 4 separate parcels. Bidding will begin @ 8:00 am MT on October 24, 2023. The auction will "soft close" @ 12:00 noon, MT on October 24, 2023. 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. Bidder(s) may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

- i. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Castle Dryland/CRP Auction property page to register to bid.
- ii. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
- iii. 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; 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.) Electronically 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. A Due Diligence Packet may be obtained by visiting Castle Dryland/CRP 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 a Farm, Ranch, & Land Purchase Agreement for the amount of the bid, 15% of the purchase price is due as earnest money and deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before December 1, 2023, 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 and Trustee Deed, title insurance to be used as evidence of marketable title, and the cost of the premium to be split 50-50 between Seller and Buyers(s).

POSSESSION: Possession of property 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.

GROWING CROPS: No growing crops.

REAL ESTATE TAXES: 2023 real estate taxes due in 2024 to be paid by Seller, at closing, based on the 2022 due in 2023 taxes and shall be considered paid in full.

CRP CONTRACTS: Seller to convey existing CRP contracts to the Buyer(s) as successor in interest. Seller to retain the October 2023 CRP payments. Seller to convey the October 2024 and thereafter payments.

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet.

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

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

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

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. 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 "CASTLE DRYLAND/CRP 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.

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



Photos



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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.

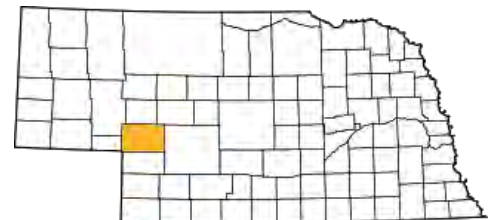


Castle Dryland/CRP Auction

962± Total Acres | 4 Parcels



KEITH COUNTY, NE



**Tuesday, October 24, 2023
8 AM—12 PM MT**

Online-only auction on 962± acres of dryland, CRP, and upland bird hunting in Keith County, NE, just north of Big Springs. The dryland is located in a highly productive area with CRP payments ranging from \$41 to \$72 per acre, expiring in 2032 & 2035.

