

Absolute Land Auction

*Seller: H. Dale Remmich Estate
Jarvis J. Otten, P.R.*

Live & Online Auction

Tuesday, April 18, 2023

10 a.m.

**Elkhorn Valley Bank, 404 S 25th St.
Norfolk, NE**

**413.21 Acres
Pierce &
Stanton County
Irrigated
Cropland**

Register to Bid Online At:
www.aglandrealtyllc.com

413.21 Acres Irrigated Cropland North & East of Norfolk, NE in Pierce & Stanton County.

TRACT #1 133.64 ACRES: This irrigated farm has a 10 tower Lockwood pivot with several Valley updates. 900 GPM well, 185 ft deep installed in 1985. 75 Hp U.S Electric motor, Siemens panel and Valley pivot panel. FSA reports tracts 1 & 2 on one farm number total cropland 261.15 acres, 193 BPA PLC Yield for Corn, 50 BPA PLC Yield for Soybeans and 258 Base acres to be divided between tracts 1 & 2. Both farms are enrolled in the ARC County program. This farm is predominantly Thurman, Valentine and Hadar-Thurman loamy soils.

Legal: SW 1/4 of 35-25N-1W containing 133.64 Acres South Branch Township in Pierce County.

Taxes: \$7,161.77 or \$53.59 per acre.

TRACT #2 131.54 ACRES: This irrigated farm has a 9 tower Lockwood pivot with several Valley updates. 1000 GPM well, 200 ft deep installed in 1974. 75 Hp U.S Electric motor, Siemens panel and Valley pivot panel. FSA reports tracts 1 & 2 on one farm number total cropland 261.15 acres, 193 BPA PLC Yield for Corn, 50 BPA PLC Yield for Soybeans and 258 Base acres to be divided between tracts 1 & 2. Both farms are enrolled in the ARC County program. This farm is predominantly Valentine, Thurman and Hadar-Thurman loamy soils.

Legal: SE 1/4 of 35-25N-1W containing 131.54 Acres South Branch Township in Pierce County.

Taxes: \$6,663.82 or \$50.66 per acre.

TRACT #3 148.03 ACRES: This irrigated farm has an 8 tower Valley pivot with several updates. 800 GPM well, 285 ft deep installed in 1979. 100 Hp U.S Electric motor, Siemens panel and Valley pivot panel. FSA reports 151.92 acres cropland, 193 BPA PLC Yield for Corn, 50 BPA PLC Yield for Soybeans and 146.6 Base acres. The farm is enrolled in the ARC County program. This farm is predominantly Thurman and Boelus loamy soils.

Legal: SW 1/4 15-24N-1E containing 148.03 Acres Spring Branch Township in Stanton County.

Taxes: \$9,527.30 or \$64.36 per acre.

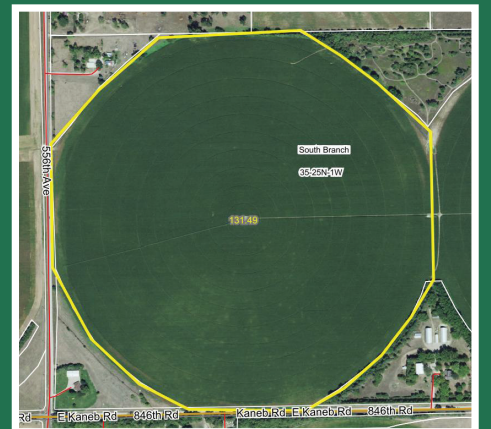
These farms are all in the Lower Elkhorn NRD. Tracts will be sold with the privilege of buying: Tract #1, 133.64 acres. Tract #2, 131.54 acres or Tract #3, 148.03 acres or as a combined unit 413.21 acres. These farms have excellent road access, Just a mile from major markets and in the heart of an aggressive farming community. One or a combination of all three tracts would add value to any operation. All tracts are open for the 2023 growing season and the buyer will receive possession the day of the auction.

DIRECTIONS: Tract # 1-2 From Hwy 81 & W Kaneb Rd (846th Rd) go 1 Mile East the farms are on the North side of the road. Tract # 3 From Hwy 35 & 844th Rd (Woodland Park) go 2 miles East to 561st Ave then 1/2 mile South, farm is on the East side of the road.

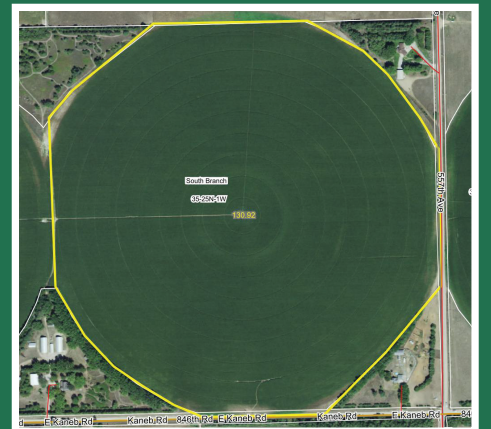
TERMS AND CONDITIONS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before closing May 9th, 2023. Buyer will receive possession of the property today the day of the auction. Owners' policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing. Property is to be sold AS-IS with no warranties or guarantees implied. All bidders are urged to fully inspect the property and rely on their own conclusions. Property is sold subject to any existing leases, easements, restrictions or reservations of record if any. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Ag Land Realty and its associates are representing the seller as seller's agents and treating the buyer as a customer.



Tract 1



Tract 2



Tract 3



Joe Aschoff

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Ag Land Realty, LLC

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Absolute Land
AUCTION
Tues., April 18

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