

# Absolute Land Auction

Seller: Sirek Farms Inc

317 Acres  
Irrigated  
Cropland, CRP  
and Pasture

Live & Online Auction  
Tuesday, November 26, 2024  
10:00 a.m.

Pierce County Fairgrounds,  
Pierce, NE

Register to Bid Online At:  
[www.aglandrealtyllc.com](http://www.aglandrealtyllc.com)

## 317 Acres Irrigated Cropland, CRP and Pasture located just Southwest of Foster, NE in Pierce County.

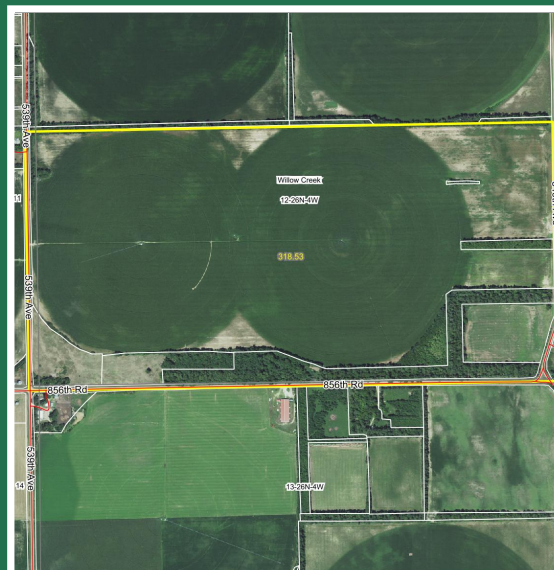
This farm is predominantly in row crop production with 206 acres irrigated, 58.56 acres dryland, 6.89 acres of CRP, 15.20 acres of pasture and the balance in shelterbelt. The farm is equipped with a 6 tower Valley pivot on the West 1/4, Sargent Irrigation well installed in 2012, 800 GPM, 329 ft deep with Amarillo gear head and flow meter. The East 1/4 is equipped with a 7 tower Electrogator, Sargent Irrigation well installed in 1974, 1250 GPM, 326 ft deep, with Randolph gear head, 2-500-gal fuel tanks and flow meter. FSA reports 312.41 acres farmland, 278.79 acres cropland, 270.60 base acres, 167 BPA PLC yield for corn and 49 BPA PLC yield for soybeans. The CRP contract was put into place on 5/1/2022 and ends 9/30/2032 with 6.89 acres with an annual payment of \$1300.00. This farm is predominantly Thurman, Boelus-Loretto and Ortello loamy soils.

**LEGAL:** S 1/2 12-26N-4W Willow Creek Township, Pierce County, NE

**TAXES:** \$11,783.08 or \$37.17 per acre

**DIRECTIONS:** From Foster, Ne go West on Hwy 13 2 1/2 miles to 540th Ave, then South 4 1/2 miles the farm is on the West 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, December 30th, 2024. The property will be sold to the highest bidder. Buyer will receive possession of the property on the day of closing. 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 sellers' agents and treating the buyer as a customer.



Soils Map

Code	Soil Description	Area	Percent of Total	Drainage Class	Soil Type	Soil Group	Soil Depth (inches)	% NCCOR	% NCCOR	% NCCOR	% NCCOR
6700	Thurman heavy fine sand, 0 to 2 percent silt	177.27	55.7%	Uta	Uta	Uta	0	0	0	0	0
6703	Thurman heavy fine sand, 2 to 8 percent silt	89.59	28.1%	Uta	Uta	Uta	0	0	0	0	0
6848	Boelus-Loretto complex, 0 to 2 percent silt	21.97	6.9%	Uta	Uta	Uta	0	0	0	0	0
6715	Thurman-Vanderburg complex, sandstone	15.54	4.9%	Uta	Uta	Uta	20	0	0	0	0
6518	Ortello fine sandy loam, 0 to 2 percent silt	14.08	4.4%	Uta	Uta	Uta	0	0	0	0	0
Weighted Average		3.29	3.29	1.2	4.8	4.8	0	0	0	0	0

\* The aggregation method is "Weighted Average using all components"  
\*\* Using Capabilities Class Dominant Condition Aggregation Method

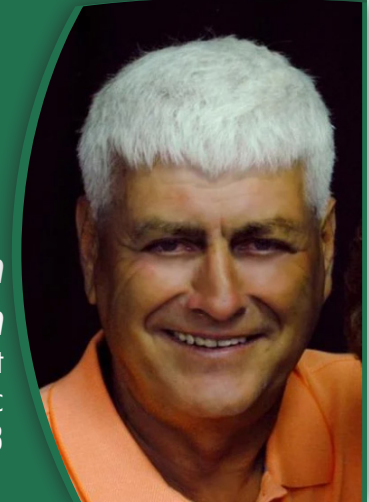


**Joe Aschoff**  
Broker/Owner  
402.360.4435  
[joeaschoff@aglandrealtyllc.com](mailto:joeaschoff@aglandrealtyllc.com)

## Ag Land Realty, LLC

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54564 865 R  
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**Marvin Hochstein**  
Sales Agent  
Pfeil & Associates Inc  
402-358-0423

  
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**Absolute Land**  
**AUCTION**  
**Tues., Nov. 26**

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