

Absolute Land Auction

Seller: James E. Pick Estate

**480
Acres
Irrigated
Cropland**

**Live & Online Auction
Thursday, January 16, 2025
1 p.m.**

**Bloomfield Community Center
in Bloomfield, NE**

Register to Bid Online At:
www.aglandrealtyllc.com

480 Acres of Irrigated Cropland Southwest of Bloomfield, NE in Knox County. Selling in 3 Tracts.

Tracts will be sold with the "BUYERS CHOICE AUCTION METHOD." The highest bidder will have the privilege of buying: Tract #1, Tract #2, Tract #3, in any combination or as a combined unit of 480+ acres.

TRACT #1 160 ACRES IRRIGATED CROPLAND. This farm is equipped with a 2007 Valley 8 tower center pivot with 11,057 hours. The well was installed in 1987, 1060 GPM, 233 ft deep, Randolph gear head, 2-500-gal fuel tanks. The power unit is owned by the current tenant and is not included in the sale of the farm. The farm is equipped with a stock well and a livestock drinking waterer both of which are on a separate electrical meter. This farm is currently in all row crop production. The soils are predominately Moody, Betts clay, Crofton-Nora, Thurman, Loretto and Trent silt loam. FSA reports 154.88 farmland, 150.94 cropland, 164 BPA PLC yield for corn and 150.20 base acres. This farm is enrolled in ARC County program.

Legal: NE 1/4 14-30N-4W 160 Acres Central Township

Taxes: \$6731.74 or \$42.07 per acre

TRACT #2 160 ACRES IRRIGATED CROPLAND. This farm is equipped with a 2005 Valley 8 tower center pivot with 11,665 hours. The well was installed in 1977, 800 GPM, 250 ft deep, Amarillo gear head and 1000-gal fuel tank. The power unit is owned by the current tenant and is not included in the sale of the farm. This farm currently is in all row crop production. The soils are predominately Betts clay, Boelus, Ortello, Moody, Blendon, Bazile and Gibbon silt loam. FSA reports 155.86 farmland, 154.99 cropland, 164 BPA PLC yield for corn, 55 BPA PLC yield for soybeans, 36 BPA PLC yield for barley and 143.20 base acres. This farm is enrolled in the ARC County program.

Legal: NW 1/4 13-30N-4W 160 Acres Central Township

Taxes: \$7071.00 or \$44.19 per acre

TRACT #3 160 ACRES IRRIGATED CROPLAND. This farm is equipped with a 2013 Valley 8 tower center pivot with 4472 hours. The well was installed in 2013, 750 GPM, 280 ft deep, 100 hp electric motor with Siemens panel. This farm currently is in all row crop production. The soils are predominately Ortello, Crofton-Thurman, Nora, and Betts clay loam. FSA reports 156.37 farmland, 156.37 cropland, 149 BPA PLC yield for corn, 48 BPA PLC yield for soybeans and 8.70 base acres. This farm is enrolled in the ARC County program.

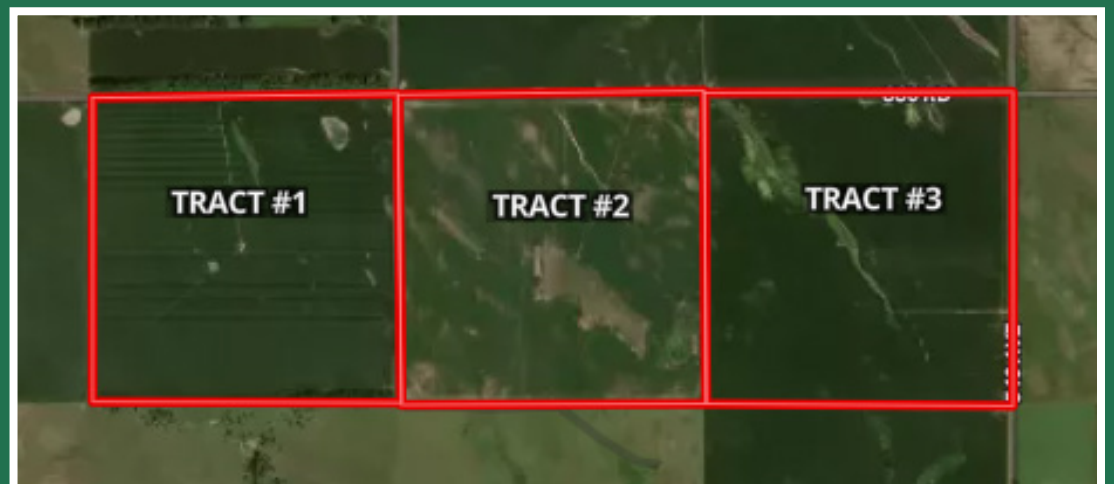
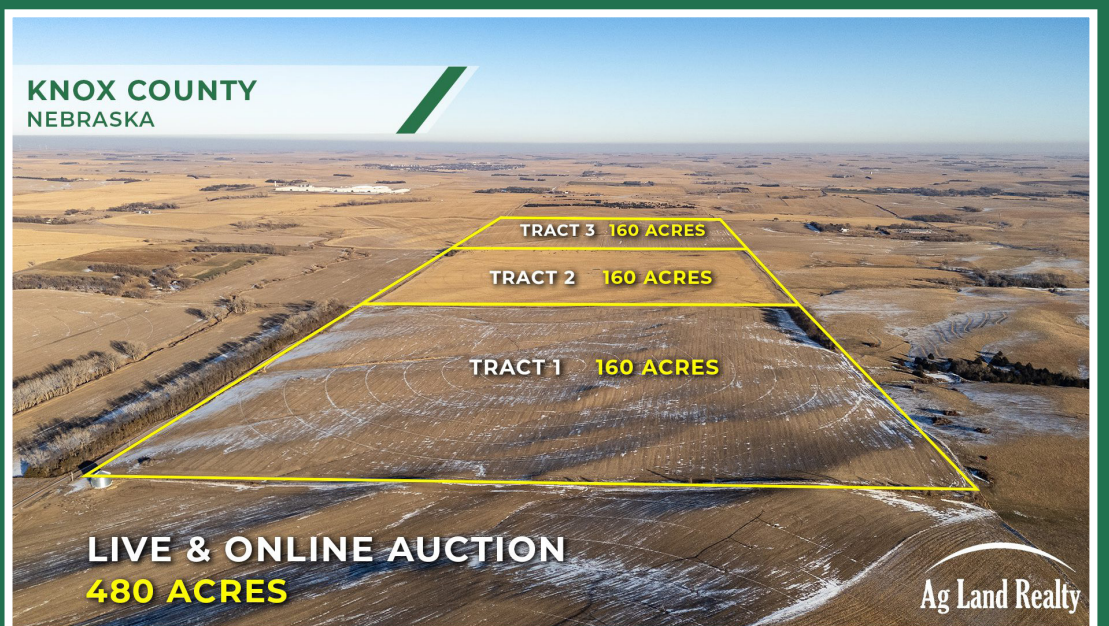
Legal: NE 1/4 13-30N-4W 160 Acres Central Township

Taxes: \$6404.76 or \$40.03 per acre

These farms are all in the Lewis & Clark NRD and open for the 2025 growing season.

DIRECTIONS: 3 Miles West of Bloomfield on Hwy 84 to 540 Ave, then 1 mile South to 880th Rd then turn West and the farms are on the South 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 February 18th, 2025. 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 seller's agents and treating the buyer as a customer.



Joe Aschoff

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Ag Land Realty, LLC

Real Estate Land Management Auctions
Selling Real Estate in Agriculture Communities



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Absolute Land
AUCTION
Thurs., Jan. 16

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