

200 +/- Acres • Holt County, NE

LAND AUCTION

★
O'Neill, NE

Thursday, August 25, 2022 – 11:00 a.m. (CT)

LOCATION: O'Neill Golf Club • O'Neill, NE

OWNER: Nicholas Horob

Pifer's
LAND AUCTIONS

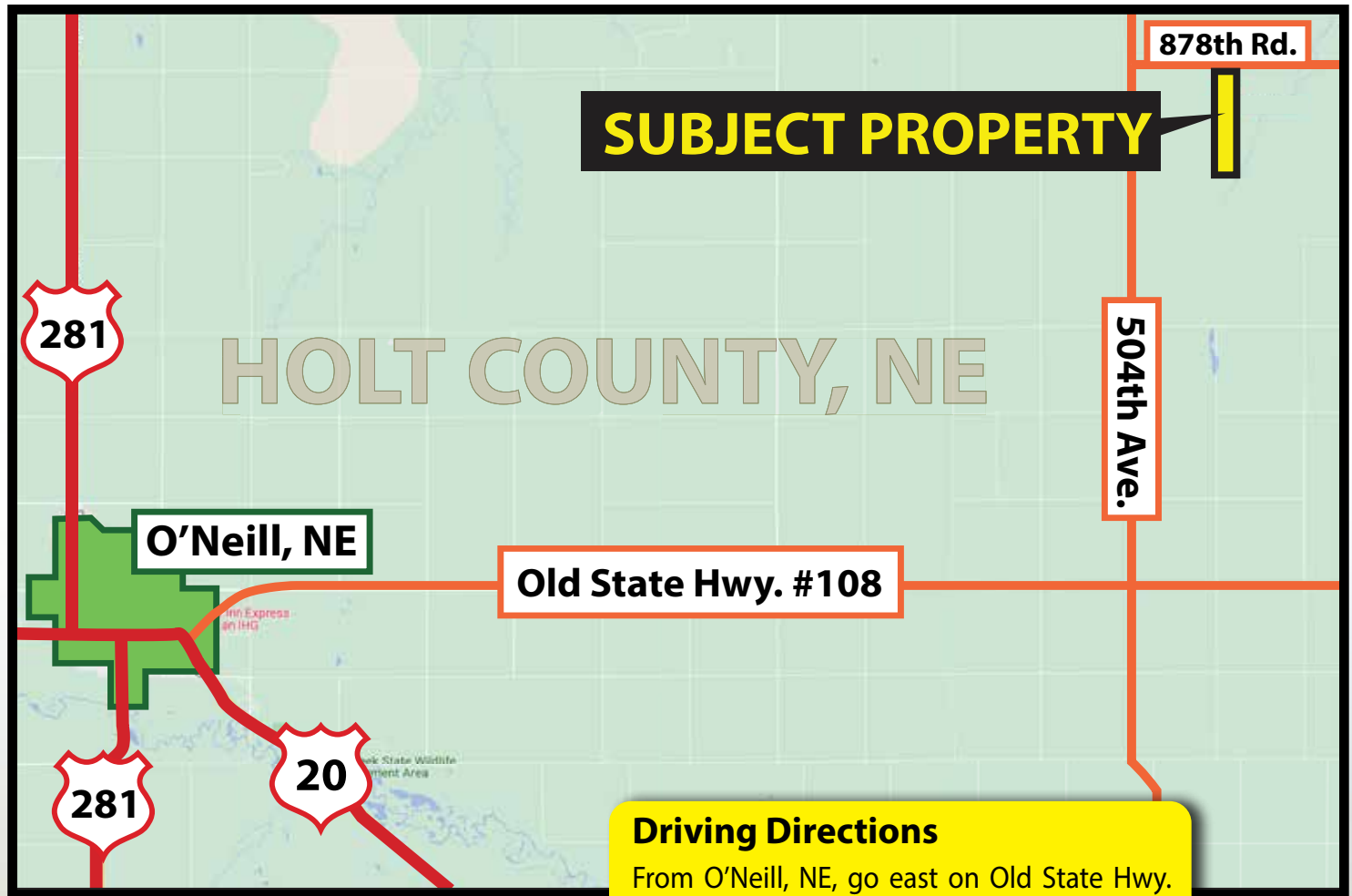


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General Information

AUCTION NOTE: This is exceptional irrigated cropland in Holt County, NE. You will appreciate the quality soils and the extensive infrastructure making this an excellent yielding parcel. This will make a great addition for producers and investors. This is a live auction with internet bidding available.



Driving Directions

From O'Neill, NE, go east on Old State Hwy. #108 approximately 11 miles to 504th Ave. Go north on 504th Ave. 6 miles to 878th Rd. Go east on 878th Rd. to the NW corner.



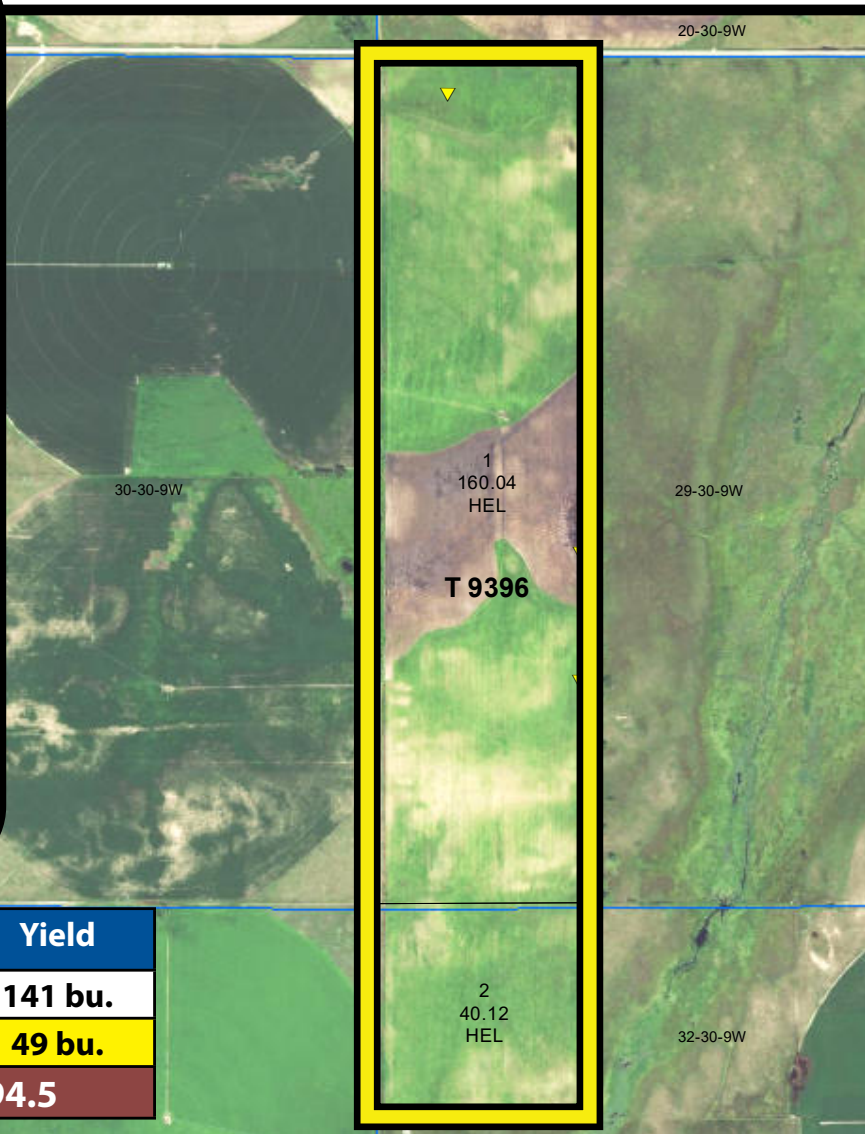
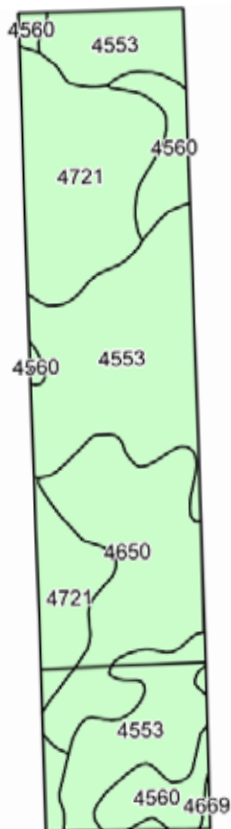
Steve Link
701.261.9985
stlink@pifers.com



Chris Bair
605.271.7730
cbair@pifers.com

Property Information

Acres: 200 +/-
Legal: W½W½ 29-30-9 & NW¼NW¼ 32-30-9
Irrigated Crop Acres: 182 +/-
Non-Irrigated Crop Acres: 18.16 +/-
Taxes (2021): \$8,713.92



Crop	Base Acres	Yield
Corn	146.21	141 bu.
Soybeans	48.29	49 bu.
Total Base Acres: 194.5		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c
4553	Elsmere loamy fine sand, 0 to 3 percent slopes	83.10	41.5%	IVw	IVw
4721	Pivot loamy sand, 0 to 3 percent slopes	53.98	27.0%	IVe	IIIe
4650	lpage loamy fine sand, 0 to 3 percent slopes	43.27	21.6%	IVe	IVe
4560	Elsmere-lpage loamy fine sands, 0 to 3 percent slopes	19.37	9.7%	IVw	IVw
4669	Loup fine sandy loam, frequently ponded	0.44	0.2%	Vw	

Irrigation Information

Pump: US Motors Model FC54 Vertical Shaft Motor, 75 hp, 3 phase, 1780 rpm, submersed bowl type pump, Allen Bradley 3 phase pump control panel, oil drip system, Siemens 3 phase disconnect, Liquid Fertilizer Pump Disconnect Panel, Itron Remote Control System.

North Pivot: Reinke Model 2-6CE5 8 Tower Center Pivot, 1,250 +/- ft, Reinke Control Box, Lindsay Fieldnet Remote Control System, Low Pressure with some drops, Manual Water Control Valve, End gun w/ 2 hp booster motor, hours unknown s/n 7752563. **The Field Net Control Box and GPS Receiver are not included with the pivot**

Middle Pivot: Valley 9 Tower Center Pivot, 1,250 +/- ft., Valley Control Box, 3 phase, Manual Control Water Valve, Rain Bird Water Package.

South Pivot: Zimmatic 7 Tower Center Pivot, 1,250 +/- ft, Zimmatic Control Box, Lindsay Fieldnet Remote Control System, 3 phase, Manual Control Water Valve, Low Pressure with some drops, End Gun w/ 2 hp booster motor, 11,538 hours showing, s/n L58222.

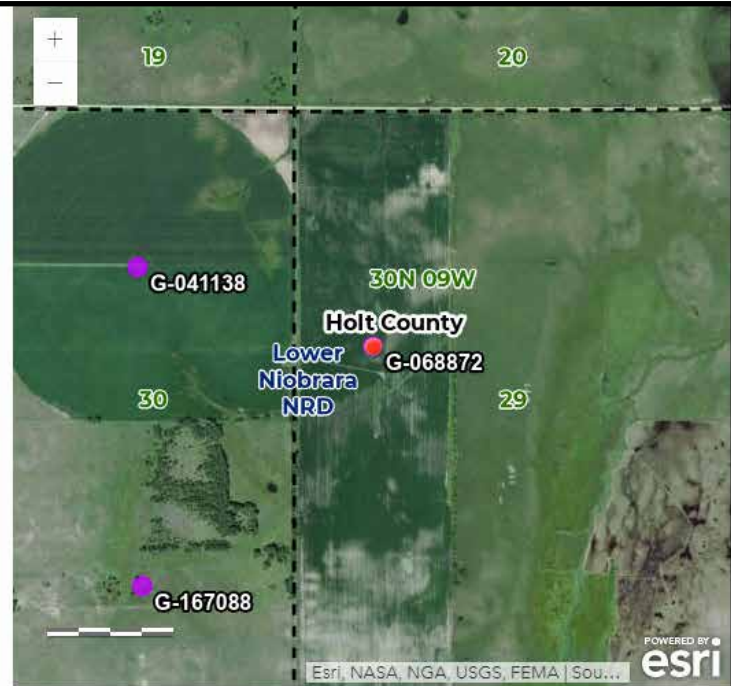
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Nebraska Department of Natural Resources

Processed: 7/22/2022 8:23:25 AM

Registration number G-068872

Note: Missing Data Indicates that the Information is Not Available Electronically.



Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-068872 WellID: 76996 View Scans	I - Irrigation A - Active Registered Well	Holt Lower Niobrara 30N 9 29 SWNW	5/26/1983 6/16/1983 ---	39.35 1000 gpm 2 ft 30 ft PRO - Single Project	8 in --- 225 ft

Terms & Conditions

I. Terms and Conditions of Auction

All bidding is open to the public without regard to a prospective bidder's sex, race, color, religion, or national origin.

A. If you intend to bid on this property, you will be required to provide a cashier's check or personal check in the amount of 10 percent of the purchase price as earnest money on the date of the auction. If you are the successful bidder you will be required to complete and sign a standard Real Estate Purchase Agreement.

B. If you are the highest bidder on any of this property, you will be required to deposit a check with the closing agent who will hold the money in escrow until the closing date. All documentation will be available for your review prior to commencement of the auction. All real estate sales must be closed and the total balance of the purchase price paid on or before 10/10/2022. After the auction sale you will be given an appointment date and time with the Closing Agent for a closing date to close the transaction.

II. Bidding Procedures

All bidding is open to the public. You need only to raise your hand and shout out your bid, or instruct any of the ring men to do so on your behalf. Anyone who wishes to bid must first register to obtain a bidder's card at the registration desk.

Retain your bidder number for the duration of the auction. You are responsible for your assigned number. The property is sold when the Auctioneer announces, "sold," identifies the winning bid number and the amount of the bid and the information is recorded by the Auctioneer or his designee. In case of a tie bid, bidding will be reopened between the two tied bidders. The high bid cannot be withdrawn once the Auctioneer determines it to be the winning sale bid.

III. Purchase Agreement, Marketability, Signing Area

At the time the auction is complete, the successful high bidder must sign a standard Real Estate Purchase Agreement to purchase this property for which it was the high bidder. An appointment date to close the transaction will be furnished to the Purchaser after the Purchase Agreement is signed. The transaction must be closed and the money paid on or before October 10, 2022, or the Purchaser will be in default and the earnest money paid herein will be forfeited to the Seller. The Pifer Group Inc, dba Pifer's Auction & Realty and the Seller assumes that the bidders have inspected the property and are satisfied with the conditions of such property and accept that property in an "as is," "where is" condition. The buyer agrees to hold The Pifer Group, Inc. and its client harmless regarding any representation as to the status, zoning, condition and any other material representation regarding this property.

III. Purchase Agreement, Marketability, Signing Area (cont'd)

It is the Purchaser's responsibility to make needed repairs or improvements, if any to bring the property up to necessary state, local, and federal codes. The Pifer Group, Inc. and the sellers obtained information from sources deemed reliable, but do not guarantee its accuracy. Due diligence of property and related information by buyer is strongly recommended.

IV. Forfeiture of Purchase Money Paid Pursuant to the Terms of the Purchase Agreement

Purchaser's failure to close the sale by the closing date due to insufficient funds, or for any other reason will result in the forfeiture of Purchaser's earnest money deposit.

V. Closing

At closing, Buyer will be required to pay the difference between the purchase money deposit and the final selling price. Any fees and closing cost regarding determination of title will be paid by the Purchaser.

VI. Showing of Property

Showing of property will be held by appointment only. WHETHER OR NOT YOU ACTUALLY INSPECT THE PROPERTY, YOU WILL BE BOUND TO ACCEPT THE PROPERTY "AS IS" AND WITH ALL FAULTS AND DEFECTS AND WITH NO EXPRESSED OR IMPLIED WARRANTY AS TO MARKETABILITY OR THE CONDITION THEREOF. It will be your responsibility to make any needed repairs, improvements or compliance requirements to bring the property to applicable codes.

VII. Miscellaneous

Conduct of the auction and increments of bidding will be at the discretion of the Auctioneer. The determination by the Auctioneer as to all matters, including the high bidder and the amount of the high bid will be conclusive.

Announcements made by the Auctioneer, Kevin D. Pifer of Pifer's Auction & Realty, will take precedence over said printed matter. For complete prospectus and earnest money requirements contact Pifer's.

This auction bidder's information (including these terms and conditions and any picture or description of any property) is for your information and convenience only. Nothing contained in this information shall be binding on the Seller of the property or the Auctioneer, Pifer's Auction Company.

We encourage you to inspect any property you wish to bid on. The seller reserves the right to reject any and all bids.

This sale is managed by The Pifer Group Inc, NE #20220626.

Online Bidding Instructions

Pifer's

September 01, 2021

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This is quality irrigated cropland in Holt County, NE. You will appreciate the quality soils as well as the extensive infrastructure making this a great yielding parcel.

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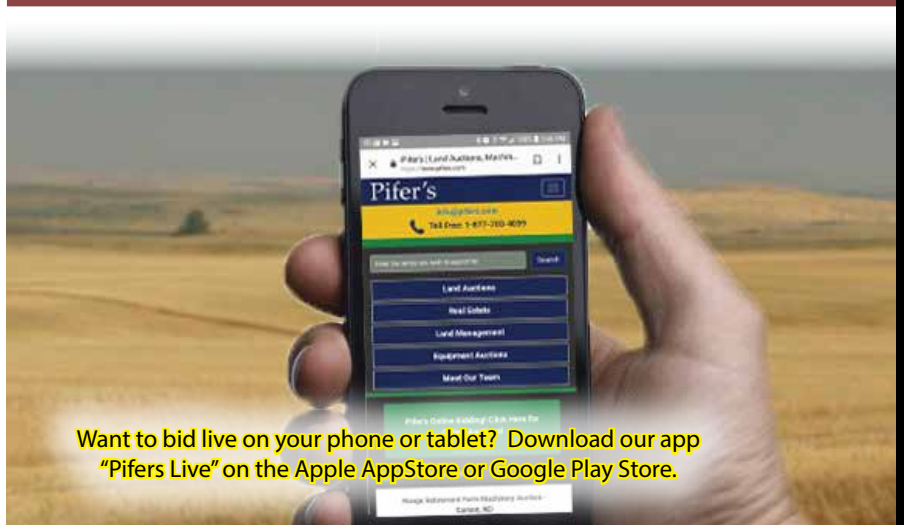
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