

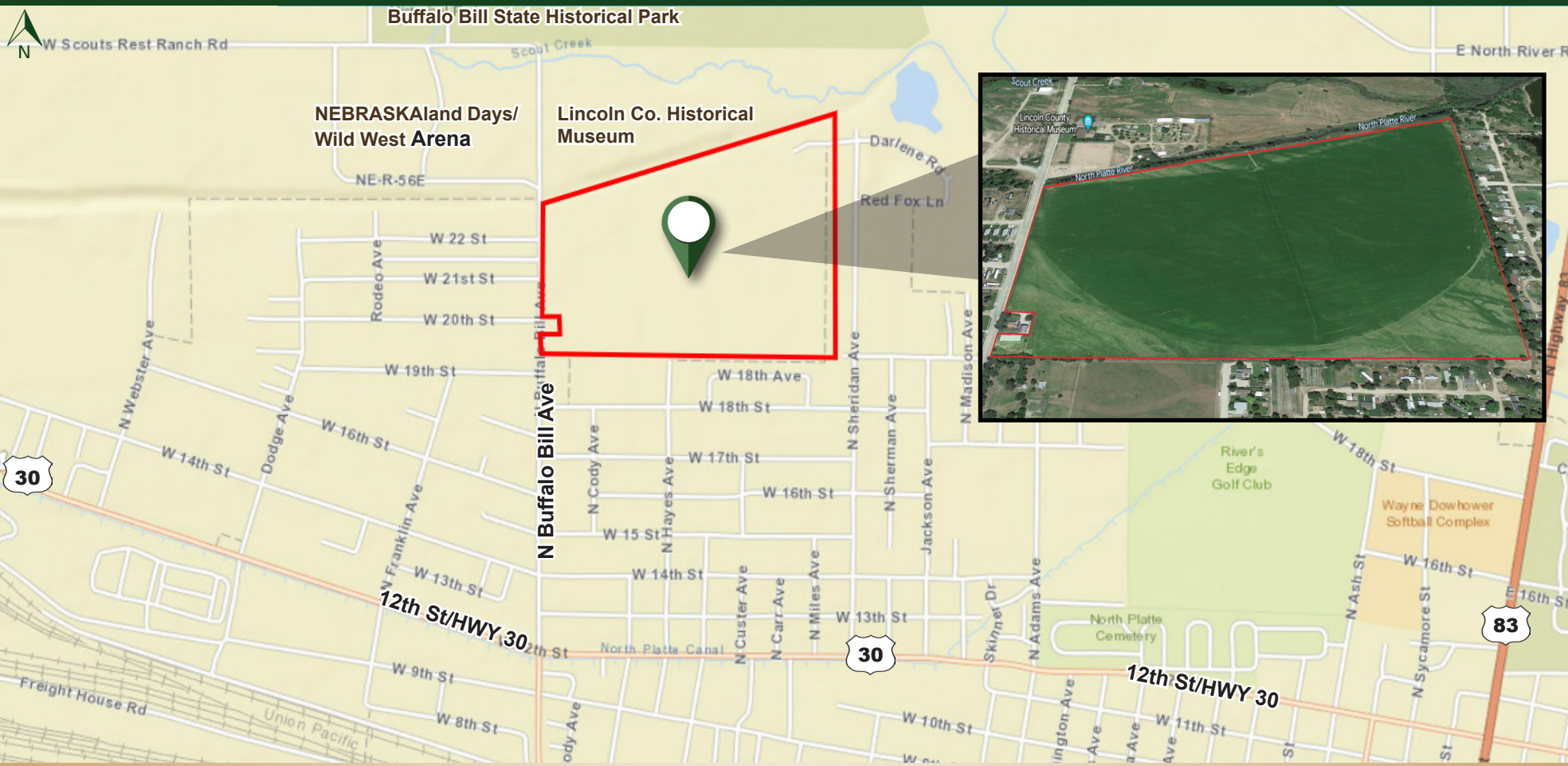
ABSOLUTE AUCTION

98 Acres • Niedan Auction • Lincoln County, Nebraska

Thursday, June 29th, 2023 | 1:00 PM

Lincoln County Fairgrounds • North Platte, NE

PRIME DEVELOPMENT OPPORTUNITY!



PROPERTY INFORMATION

LOCATION: North of North Platte, NE on Buffalo Bill Ave near NEBRASKAland Days Wild West Arena and Just South of the Lincoln County Historical Museum and Buffalo Bill State Historical Park.

LEGAL DESCRIPTION: NW1/4 S29-T14N-R30W of the 6th P.M., Lincoln County, Nebraska, lying south of drainage ditch and east side of Buffalo Bill Ave.

ZONING: A-1 Agriculture.

TAXES & ACRES: 98.32 tax-assessed acres | 2022 Real Estate taxes payable in 2023 are \$5,320.46.

ASSESSOR LAND USE: 85.166 of irrigated cropland and 13 acres of grassland.

FSA INFO: 96.77 cropland acre 78.80 acres corn base at 144 Bu. PLC yield.

WATER RIGHTS: Well registrations G-088306.

IRRIGATION EQUIPMENT: (1)-60 Hp electric motor, (1)-7 tower zimmatic pivot, 1-WLR irrigation pump.

SOILS: Platte-Alda complex and Inavale loamy fine sands.

IMPROVEMENTS: Improvement site has a very nice 40'x100' commercial steel frame shop building with full concrete floor with an office and bathroom.

COMMENTS: Excellent location on paved streets with housing development on 3 sides.



Mike Polk

TO SCHEDULE A PROPERTY TOUR CONTACT LISTING AGENT:

MIKE POLK 308.539.4446 | mike@agriaffiliates.com

Bruce Dodson, Chase Dodson, Bonnie Downing, Brian Reynolds,
Jerry Weaver, Don Walker, Brad Atkins

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

Listing Details



Offered exclusively by:

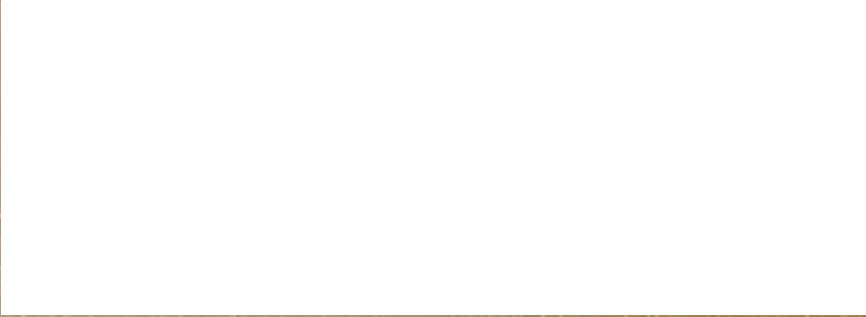
AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

ABSOLUTE AUCTION

PRIME DEVELOPMENT OPPORTUNITY!

98 Acres | Lincoln County, Nebraska

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PROCEDURES & INFORMATION

Absolute Real Estate Auction for Jean Niedan. Property will be offered in one parcel. Purchase agreement, and title insurance commitment are available prior to the Auction. Announcements day of Auction take precedence over all printed or oral statements.

TERMS & CONDITIONS

TERMS: This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at Closing, on or before July 31st, 2023. There is no contingency for financing. Sellers to convey title by Warranty Deeds; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by seller/buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

LOCATION: Property is located on Buffalo Bill Ave, just south of NEBRASKAland Days Wild West Arena and the Lincoln County Historical Museum.

POSSESSION: Possession at Closing, subject to a cash rent lease expiring December 31, 2024. Buyer to receive all 2023 rental income and take assignment of the 2023-2024 lease. (Call for lease terms)

MINERALS: Any owned oil, gas, and mineral rights pass to Buyer. Amount of minerals owned is unknown.

TAXES: 2022 Taxes due in 2023: \$5,320.46. Seller to pay 2022 real estate taxes. Buyer to pay 2023 real estate taxes and all subsequent years taxes.

NRD: The property contains 85.166 certified irrigated acres, located in the Twin Platte NRD and is subject to rules and regulations of the district. There is currently no restriction for inches pumped in this NRD.

USDA-FSA: 96.77 cropland acre 78.80 acres corn base at 144 Bu. PLC yield.

LAND USE: Pivot irrigated cropland and grassland.

INTERNET BIDDING: Buyer can follow the links on Agri Affiliates website. Buyers will set up bidder account, user name and password to participate in the online auction.

For final approval as an online bidder you must complete a required phone interview with Agri Affiliates and provide bank reference information if requested. Your final approval as a bidder must be **completed 48 hours prior to the Auction.**



For more information, contact:
Mike Polk (308)539-4446

