



Online Only Auction

MORRILL

County, Nebraska

622.61

ACRES M/L
CROPLAND & CRP

BIDDING IS CURRENTLY LIVE!

**BID BEFORE NOVEMBER 21, 2023
5:00 PM CST / 4:00 PM MST**



**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**

CONTACT

STEVE BRUERE 515.222.1347
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James.Hain@LundCo.com

PeoplesCompany.com

Online Only Auction

MORRILL COUNTY, NEBRASKA

Morrill County, Nebraska Online Only Farmland Auction - Mark your calendars for Tuesday, November 21st at 5:00PM CST/4:00PM MST! Peoples Company is proud to be representing the sale of 622.61 acres m/l near Broadwater, Nebraska. The farms consist of 488.54 FSA cropland acres with primary soil types consisting of Mitchell very fine sandy loam and Otero loaming very fine sand. Situated in the North Platte Natural Resource District, this farm currently consists of current 362.21 cropland acres of which approximately 112.52 acres are irrigated. This tract is improved through one well-maintained, 8 tower Valley center pivot located on the southern portion of the farm. The farm utilizes two wells including a 50 hp, 500 gpm Hitachi motor and pump along with a 7.5 hp, 130 gpm Grundfos well pump. There is a current lease in place through December 15th, 2025. Please contact Agent for additional details.

In addition, there are 126.33 acres on the northwest corner of the farm enrolled into the Conservation Reserve Program (CRP) CP2 Program - Establishment of Permanent Native Grasses - paying \$21,215/annually or \$167.93 per acre thru September 30th, 2030.

This farm would make a great add-on to an existing farm operation or an excellent investment opportunity. The farm is located in Section Eight (8) of Broadwater Township in Morrill County, Nebraska. Exact legal description to be taken from Title Commitment.

This auction is being conducted in partnership with Cushman Wakefield/The Lund Company. Please contact Jim Hain for more information on this auction at 402.981.8831 or James.Hain@LundCo.com.

GROSS TAXES \$9,095.40



622.61

ACRES M/L

CROPLAND & CRP

CONTACT

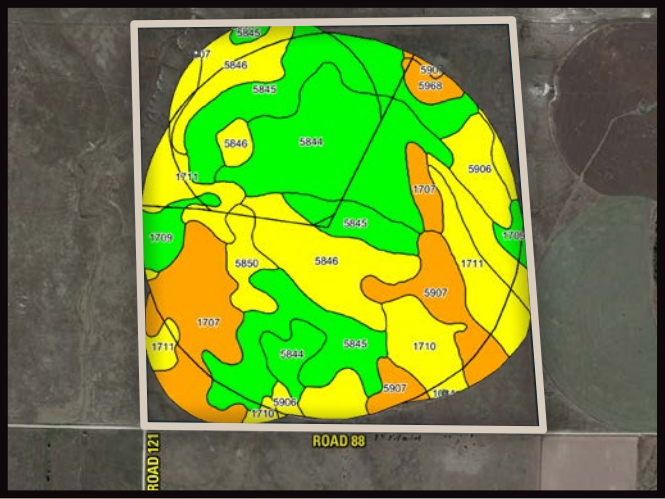
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FSA TILLABLE SOILS MAP

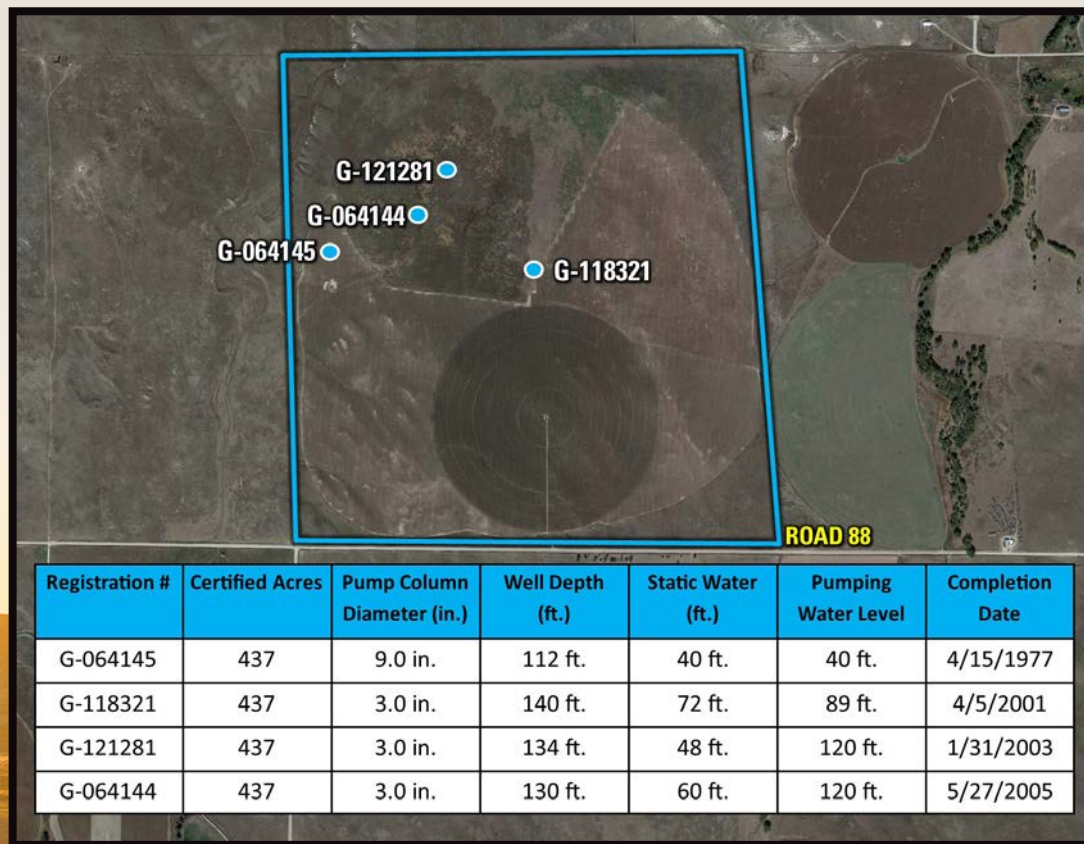
Code	Soil Description	Acres	% of field	Legend	NCCPI
5845	Mitchell very fine sandy loam	108.53	22.2%		43
5844	Mitchell very fine sandy loam	82.06	16.8%		44
5846	Mitchell very fine sandy loam	64.12	13.1%		42
1707	Otero loamy very fine sand	52.43	10.7%		28
1710	Otero very fine sandy loam	48.57	9.9%		36
1711	Otero very fine sandy loam	48.56	9.9%		35
5907	Alice-Dix complex	33.41	6.8%		30
5906	Alice-Dix complex	17.40	3.6%		27
1709	Otero very fine sandy loam	15.19	3.1%		36
5850	Mitchell-Epping very fine sandy loams	12.01	2.5%		34
Weighted Average					37.8



CRP MAP



WELL MAP



PROPERTY ADDRESS

Road 88 | Broadwater, NE 69125

DIRECTIONS

From Broadwater, Nebraska on U.S. Highway 26/State Highway 92: Travel north on Road 150 for approximately 1.75 miles and turn left (west) onto Road 88. Continue for one mile and the farm will be located on the north side of the road.



CUSHMAN &
WAKEFIELD

LUND
COMPANY

AUCTION DETAILS

MORRILL COUNTY, NEBRASKA ONLINE ONLY AUCTION

622.61 ACRES M/L

BIDDING ENDS: TUESDAY, NOVEMBER 21, 2023

AT 5:00 PM (CST) / 4:00 PM (MST)

BIDDING IS CURRENTLY LIVE!

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Offering Morrill County, Nebraska farmland through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Tuesday, November 21st, 2023, at 5:00 PM Central Time Zone (CST) / 4:00 PM Mountain Standard Time Zone (MST) with closing taking place on or before Thursday, December 28th, 2023. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Farm Program Information: Farm Program Information is provided by the Morrill County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Morrill County FSA and NRCS offices.

Earnest Money Payment & Possession: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of check or wire transfer. All funds will be held with First American Title Insurance Company.

Closing: Closing will occur on or about Thursday, December 28th, 2023, with First American Title Insurance Company. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm is leased through December 15th, 2025 and the lease may possibly be terminated. Please contact agent for more details.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with First American Company the required earnest money payment. Sale is not contingent upon Buyer financing. Financing: Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Property Taxes: All real estate taxes for 2023 will be prorated between the Seller and Buyer to the date of closing.

Water: Any water rights registered to irrigate the property will transfer with the sale. It will be the Buyer's responsibility to transfer ownership information with the North Platte Natural Resource District.

Personal Property: All irrigation equipment will be sold "As-Is, Where-Is" and transferred with the property via a Bill of Sale.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: Buyer willfully acknowledges that they have performed their own due diligence prior to bidding on this tract and this sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a PER ACRE BASIS and not total dollar. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17198



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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