

ABSOLUTE AUCTION



Delka Farm

158.36 ACRES, OFFERED IN 2 PARCELS | WEBSTER COUNTY, NEBRASKA

THURSDAY • JANUARY 11TH, 2024

**1:00 PM | Red Cloud Community Center
142 W 3rd Ave | Red Cloud, NE**

(Alternate Snow Date: January 16, 2024)



Adam D. Pavelka, JD

LISTING AGENT:

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View Full Brochure
& Listing



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

Hastings, NE • AgriAffiliates.com • 402.519.2777

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AUCTION INFORMATION

SELLER

Ted E. Delka Revocable Trust

PROCEDURES

Absolute Real Estate Auction for the Ted E. Delka Revocable Trust. Purchase agreement and title insurance commitment are available through Agri Affiliates, Inc., prior to the auction.

TERMS & CONDITIONS

TERMS: This cash sale requires a 15% earnest deposit at signing of the purchase agreement, immediately following the auction. The balance of the purchase price is payable in certified funds at closing, on or before February 23, 2024. **There is no contingency for financing.** Sellers to convey title by trustee's deed; 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 and 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.

POSSESSION: Full possession at closing, subject only to tenant's rights through February 28, 2024.

MINERALS: All owned oil, gas, and minerals pass to Buyer.

TAXES: Seller to pay 2023 real estate taxes. Buyer to pay 2024 real estate taxes.

ACREAGES: Reported acreages were obtained from the County USDA-FSA office and County Assessor. The farm sells without regard to an exact number of acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries. The seller is obtaining a survey for both parcels.

USDA-FSA: Historic base acres pass to the Buyer, subject to County FSA Committee approval.

NRD: The property is located in and subject to the rules and regulations of the Lower Republican Natural Resources District.

INTERNET BIDDING: To qualify as a bidder, first complete a required phone interview with Agri Affiliates, then setup an account, username, and password in online bidder platform. Final approval as a bidder must be completed 48 hours prior to the auction. Anyone may view the auction at www.agriaffiliates.bidwrangler.com without registration.



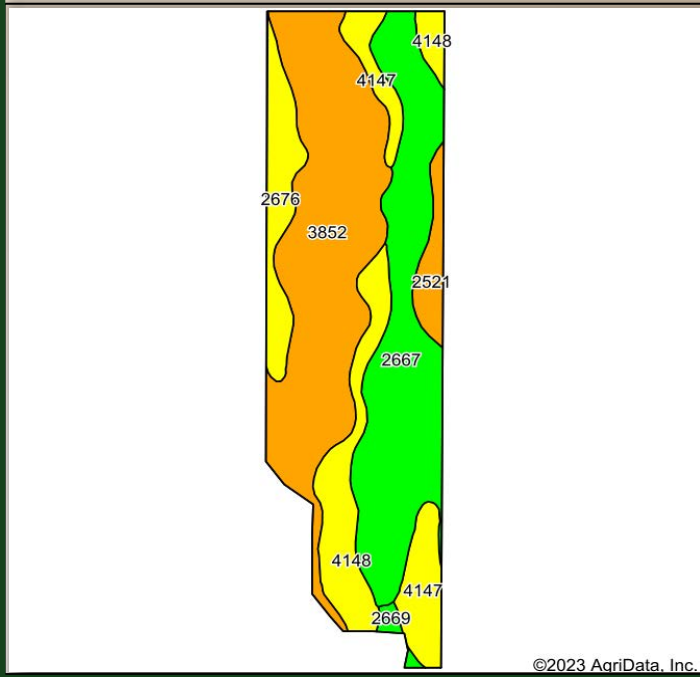
PARCEL 1 INFORMATION



LEGAL DESCRIPTION:	The East Half of the Northeast Quarter (E½NE¼) and the East Half of the Southeast Quarter (E½SE¼) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, less pasture and building site.		
LOCATION:	From <u>Red Cloud, Nebraska</u> : 8 ¾ miles east on Highway 136, to the northwestern corner of the property.		
ACRES & TAXES:	Surveyed Acres 139.40 Estimated 2022 Real Estate Taxes \$10,935.99 *This property is subject to occupation tax.		
SOILS:	Primary soils on this parcel consists of Geary and Hobbs soils, and Holdrege silt loam.		
NRD:	<u>141.60</u> Certified Irrigated Acres reported by the Lower Republican Natural Resources District.		
WELL INFORMATION:	Well Registration – G-062962 (Irrigation Well) <ul style="list-style-type: none">• Completion Date – 07/20/1979• Well Depth – 101 ft.• Static Water Level - 58 ft.• Pumping Level – 99 ft.• Column – 8 in.• Gallons/Minute – 800 gpm	Well Registration – G-132509 (Stock Well) <ul style="list-style-type: none">• Completion Date – 12/3/2004• Well Depth – 65 ft.• Static Water Level - 28 ft.• Pumping Level – 30 ft.• Column – 1.25 in.• Gallons/Minute – 10 gpm	
IRRIGATION EQUIPMENT:	Watered by a diesel powered well and 2 T-L center pivot irrigation systems. The T-L pivots are powered by their own diesel power units. There is also a submersible stock well.		
FSA INFORMATION:	Estimated Total Farmland: <u>141.63 acres</u>	Estimated Total Cropland: <u>141.63 acres</u>	
	Government Base Acres: <u>Wheat - 11.86</u> (Estimated due to farm split) <u>Corn - 65.25</u> <u>Grain Sorghum - 23.45</u> <u>Soybeans - 10.47</u>	PLC Yields: <u>Wheat - 35 bu</u> <u>Corn - 102 bu</u> <u>Grain Sorghum - 76 bu</u> <u>Soybeans - 34 bu</u>	

PARCEL 1 MAPS & IMAGES

SOIL MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
3852	Geary and Hobbs soils	54.10	38.2%	
2667	Holdrege silt loam, 0 to 1 percent slopes	42.50	30.0%	
4148	Holdrege silty clay loam, 7 to 11 percent slopes, severely eroded	16.51	11.7%	
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	11.63	8.2%	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	10.77	7.6%	
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	4.87	3.4%	





PARCEL 2 INFORMATION



LEGAL DESCRIPTION:

The pasture and building site is located in the East Half of the Southeast Quarter (E½SE¼) of Section Five (5), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

LOCATION:

From Red Cloud, Nebraska: 9 miles east on Highway 136, then 1 mile south on Road 2100, then 1/4 mile west to the southwestern corner of the property.

ACRES & TAXES:

Surveyed Acres | 17.94
Estimated 2022 Real Estate Taxes | \$2,689.37

NRD:

Lower Republican Natural Resources District

WELL INFORMATION:

Well Registration - G-097211

- Completion Date - 7/15/1998
- Well Depth - 65 ft.
- Static Water Level - 45 ft.
- Pumping Level - 46 ft.
- Column - 1 in.
- Gallon/Minute - 12 gpm

COMMENTS:

The property includes a solid 1,365 square foot farm house. The house has vinyl siding; a newer propane furnace with a newer air conditioning unit; a Culligan water softener and reverse osmosis system; a wood pellet stove; and a newer pump in the submersible well. There has also been a new electric water heater installed within the last 3 years. The property has 2 great outbuildings, for storage or projects!

PARCEL 2 MAPS & IMAGES

AERIAL MAP





*Absolute auction offered in
two parcels!*

- **Productive, center-pivot irrigated and non-irrigated cropland with quality irrigation equipment, located on a state highway and near very competitive grain markets.**
- **Quaint, country acreage including a solid house, two great outbuildings, and a nice lot/pasture for livestock.**



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