

Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



NW Sunol Land Auction

320± Total Acres | 1 Parcel

Online
ONLY
Auction



Thursday, March 14, 2024
Bidding Opens at 8 AM
Closes at 12 PM (noon) MT

PJT Farms, LLC is offering this half-section of dryland, CRP and grass in western Nebraska for sale in a timed, ONLINE auction.



NW Sunol Land Auction

CHEYENNE COUNTY, NEBRASKA

Online
ONLY
Auction

Thursday, March 14, 2024

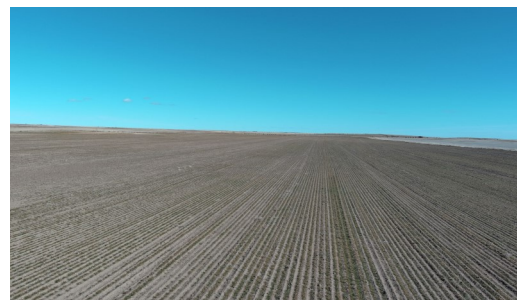
Bidding Opens @ 8 AM, Closes @ 12 PM (noon) MT



320±
Total Acres

1 Parcel

Dryland,
CRP
& Grass



Register to bid 24 hours in advance at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Salesperson
bgardiner@reckagri.com

Auction Terms + Location Map

ONLINE BIDDING PROCEDURE: The NW Sunol Land Auction will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on March 14, 2024. The auction will “soft close” @ 12:00 noon, MT on March 14, 2024. Bidding remains open as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on the parcel at any time before bidding closes.

To bid at the online auction:

Download RECK AGRI MOBILE APP through the Apple App Store OR Google Play OR visit reckagri.com and click on the NW Sunol Land Auction property page to register to bid. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Complete and submit the “Bidder Approval Request” form located on this property’s page at reckagri.com. Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Due Diligence Packet may be obtained by visiting NW Sunol Land Auction property page at reckagri.com or by calling Reck Agri Realty & Auction.

TERMS: Competitive bids will determine the outcome of the auction. Upon the conclusion of the auction, the highest bidder(s) will enter into a Farm, Ranch, & Land Purchase Agreement for the amount of the bid, 15% of the purchase price is due as earnest money and deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before April 12, 2024, and to be conducted by Thalken Title Company. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Possession of wheat stubble, grass, and CRP upon closing. Possession of growing wheat crop subject to existing lease.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

GROWING CROPS: Seller to convey to Buyer(s) landlord’s share of planted wheat. Buyer(s) to accept transfer of indemnity of crop insurance and pay premium at closing.

R/E TAXES: 2024 real estate taxes due in 2025 to be paid by Buyer(s).

CRP CONTRACTS: Buyer(s) assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract, and agree to enter into new CRP contract within 60 days after the closing. Buyer(s) assumes responsibility of the costs and penalties if Buyer(s) chooses to terminate the existing contract.

FSA DETERMINATION: FSA base acres and yields to pass with the property as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a Memorandum of Understanding (MOU) stating the base acres and yields as designated within the Due Diligence Packet.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: Seller to reserve 1/2 of their OWNED royalty interest for 10 years. Seller’s interest shall be non-participating and Buyer(s) shall have control of the leasing and receipt of all bonuses and rentals derived therefrom. For further explanation of this reservation, please request the Due Diligence Packet.

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property, all bids are for the total parcel without regard to exact acreage.

NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for illustrative purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller’s Agent. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

***Announcements made by Reck Agri Realty & Auction
at the time of the sale will take precedence over
any previously printed materials.***

Parcel Info - Map & Photos

QUICK FACTS:

320± total acres | Offered as 1 parcel

208± acres dryland

(116± acres growing wheat / 92± acres wheat stubble)

38± acres enrolled in CRP, expires 9-30-2036

70± acres grass; 4± acres rds/waste

Road 131 (West boundary)

Possession of wheat stubble, grass & CRP upon closing—growing wheat crop subject to existing farm lease

Landlord share of growing wheat to Buyer(s)

CRP Payment: \$1,391.00/year or \$36.94/acre (37.65 ac)

Location: From Sunol, NE – 1.8 mi W on Hwy 30, 1.5 mi N on Rd 131

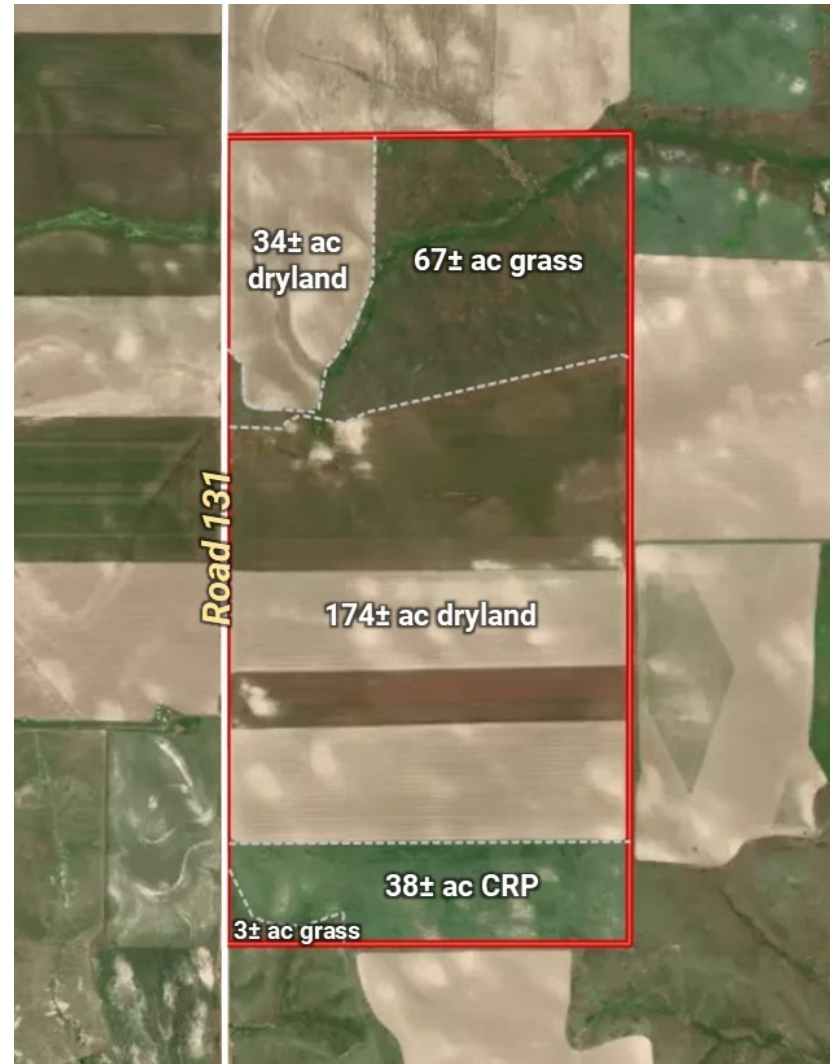
Soils: Mostly Class IIc & IIe

Terrain: Level to slightly rolling

Legal: W1/2 Sec. 14, T14N, R48W

R/E Taxes: \$2,317.70 (2023)

Starting Bid: \$185,000



Looking W at Rd 131



NW Corner Dryland



Grass corner



**SCAN THE QR FOR
MORE PHOTOS &
INTERACTIVE MAPS**

