

An attractive improved 125.25 acres in Riverside Twp., Burt Co., NE

PUBLIC AUCTION *Live & Simulcast*



Saturday, June 12, 2021 11:00 a.m.

Visit www.iowaland.net for more information

AUCTION LOCATION:

Tekamah City Auditorium, 1315 K St., Tekamah, NE 68061

FARM LOCATION AND DIRECTIONS

11680 County Road LM, Tekamah, Nebraska 68061

From Tekamah, NE: North on Hwy 75 to gravel road N, then right to Co Rd 45, then left on Co Rd LM.

From Decatur, NE: South on Hwy 75, then left on gravel road N, then right on Co Rd 45, then left on Co Rd LM.

LEGAL DESCRIPTION:

Abbr: Part of the SE1/4 SE1/4 Sec. 23 and part of the S1/2 SW1/4 Sec. 24 and the NE1/4 NE1/4 Sec. 26, and part N1/2 N1/2 Sec. 25, all in Riverside Twp., T22N-R11 E of the 6th P.M., Burt Co., NE, and consisting of 125.25 acres.



BIDDING OPTIONS:

PLEASE NOTE: If you purchase using Option 2 or 3,

Call us @ 712-882-2406 for wiring instructions

OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past



OPTION 2: You call in at 712-882-2406, prior to June 12, 2021, 5:00 pm, to get our approval to bid via phone during the auction sale. We will explain this process to you when you call us.

OPTION 3: You may bid absentee by registering with Proxibid prior to the auction. That process to follow steps 1-7 set forth on our website:

1. Go to www.iowaland.net
2. Scroll to desired auction.
3. Click on link connected with your desired auction, click bid now. If you are not registered with Proxibid this action will prompt you to register.
4. Fill out Registration Form. Fields with (*) Asterisks AND Credit Card information are mandatory.
5. Please accept the "Terms" before bidding.
6. To start bidding you must activate your account from your email (email will be from Proxibid).
7. Auction Support—Proxibid customer support (877) 505-7770

NOTE: Once you become a registered bidder with Proxibid, you will not have to re-register for any future auctions. REMEMBER to write down & save Username and Password! If you need help registering, please contact Midwestern Land & Auction office at 712-882-2406.



GENERAL INFORMATION:

This farm is unique due to its appeal as cropland and also as a highly recreational tract located in one of the best waterfowl flyways in North America. It is contiguous to the Missouri River with approximately 1450' of frontage, and is very scenic. Northwest of the nice highly maintained building site lies a fishing pond and a slough area. Per Agri Data, westerly of the slough area lies 41.73 acres of higher good producing cropland to include 30.69 acres of Blyburg silt loam (SRPG of 53) and 11.04 acres of Blencoe silty clay loam (SRPG of 61), plus 28.47 acres of Grable silt loam (SRPG of 31). Easterly of the slough lies cropland to include 6.1 acres of Carr silt loam (SRPG of 52) and 16.97 acres of Haynie silt loam, deep loess (SRPG of 47). The Burt Co. F.S.A. office reports: 124.18 acres of farmland, and DCP cropland of 111.93 acres with a 129 bu PLC corn yield. The crop election choice is ARC County. The current annual taxes are \$3892.72 for 125.25 acres. (There is no drainage tax.)

Important Note: Building site : The building site did NOT flood during the last 2 Missouri River floods. Newer one story, 1536 sq. ft. house, w/ 2 bdrms, 1 3/4 baths; vinyl siding, asphalt shingle roof, concrete block foundation, large wood deck, all overlooking the Missouri River; garage, machine shed 30x60. This house is very well maintained. The septic system and the water well were both installed about 2012;

Irrigation information:

West Unit: 7 tower Zimmatic with a Cummins diesel, (tank included), installed new in approx. 2012

East Unit: 4 tower Zimmatic with a Cummins diesel, (tank included), installed new in approx. 2012

TERMS & CONDITIONS :

The successful bidder shall be required to pay 10% of the total selling price on the day of the sale and sign a Real Estate Contract that states the entire balance is due and payable at closing when the seller gives merchantable title and a Warranty Deed. Closing is estimated to be within 30 days of the date of the sale. The Seller will pay the 1st one-half of the calendar year 2021 real estate taxes, and all prior taxes if any. The cost of title insurance shall be split equally between the Seller and the Buyer. Possession will be given subject to the existing 2021 cash rent lease. At the time of final closing of this transaction, the Buyer shall assume the landlord's role, and shall be entitled to receive the second one-half of the 2021 cash rent in the amount of \$6,250.00, due and payable in the fall of 2021. Any announcements made on the day of the sale take precedence over previously given information. This farm is easy to view from the roads, however, on-site inspections are allowed as soil conditions permit, by walking. The house/building site will be shown by appt. only with an advance 24 hr. notice.

Midwestern LAND & AUCTION
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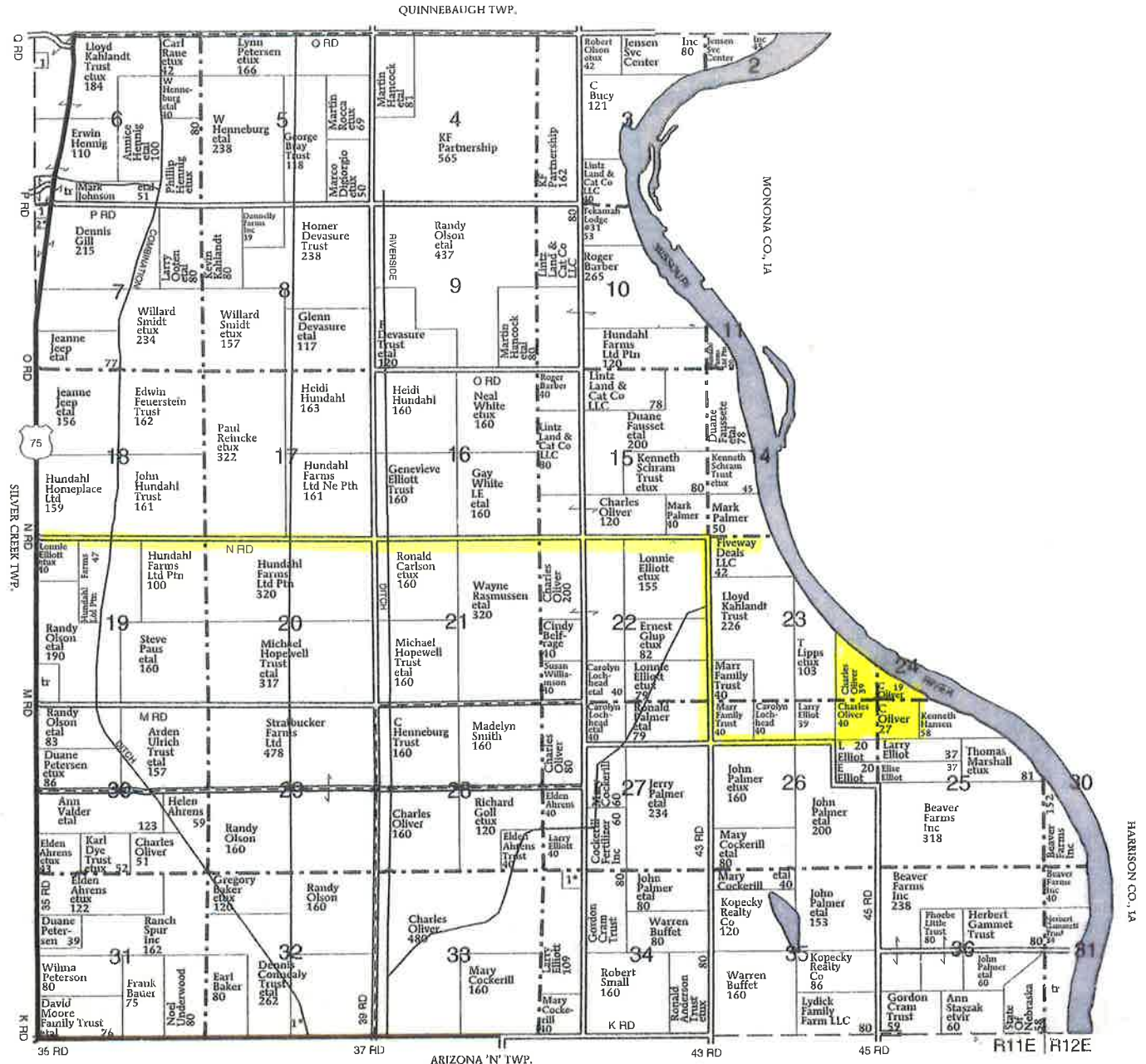
ph. 712.882.2406 fax 712.882.2326
 iowaland@longlines.com

Sale Conducted by:
 Auctioneer - Jack Seuntjens
 712-880-1234
 Licensed in NE, IA, SD & MN
 Affiliated with Iowa Auction Group

JOSEPH OLIVER – Owner

RIVERSIDE TOWNSHIP
SECTION 6

- 1. Bucy, Eldon
- SECTION 7
- 1. Allely, Joyce
- 2. Johnson, Mark
- SECTION 32
- 1. Brodersen, L
- SECTION 34
- 1. Elliott, Larry



T-22-N

RIVERSIDE PLAT
(Landowners)

HARRISON CO., IA
R-11-12-E