

BOX BUTTE COUNTY, NE

FARMLAND AUCTION

— APRIL 27TH, 2023 AT 10:00 AM (MT) —



792.60
ACRES M/L

AUCTION LOCATION:

West Side Event Center
2472 County Road 62
Alliance, NE 69301

JIM HAIN

402.981.8831 | James.Hain@LundCo.com

NE Lic: 20030267

STEVE BRUERE

515.222.1347 | Steve@PeoplesCompany.com

NE Lic: 20170640



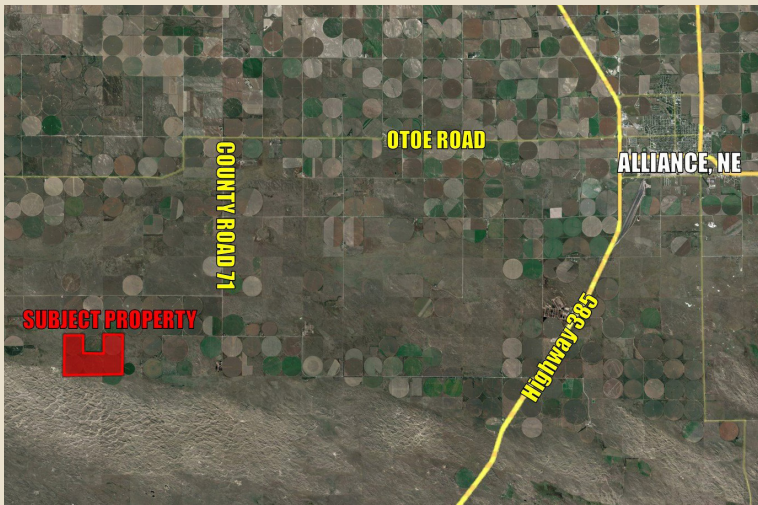
LISTING #16675

FARMLAND AUCTION

Box Butte County, Nebraska Farmland Auction – Mark your calendar for April 27th, 2023! Peoples Company and The Lund Company are proud to be representing the sale of 792.60 acres m/l near Alliance, Nebraska. Situated in the Upper Niobrara White Natural Resource District (NRD), this farm contains approximately 675 acres that are irrigated through five well-maintained pivots. Currently, the property has a total allocation of 419.6 inches every 5 years or approximately 83.92 inches per year. A diverse set of crops have been grown including potatoes, sugar beets, corn, winter wheat, and oats. This farm would make a great add-on to an existing farm operation or an excellent investment opportunity. The property is accessed via an easement off of Thomas Road. The farm is located in Section 29 & 30 of Box Butte-Wright-Lake Township, with quick access to multiple grain marketing options along the railways in Alliance, Nebraska. The farm is “open” for the 2023 crop season! Please contact the listing agents for more details.

The farmland will be offered via public auction as one tract at 10:00 AM at the West Side Event Center just west of Alliance, Nebraska. Simultaneous online bidding will be available for those unable to attend the live auction.

A three percent (3%) Buyer’s Premium will be added to the final bid price and included in the total purchase price.



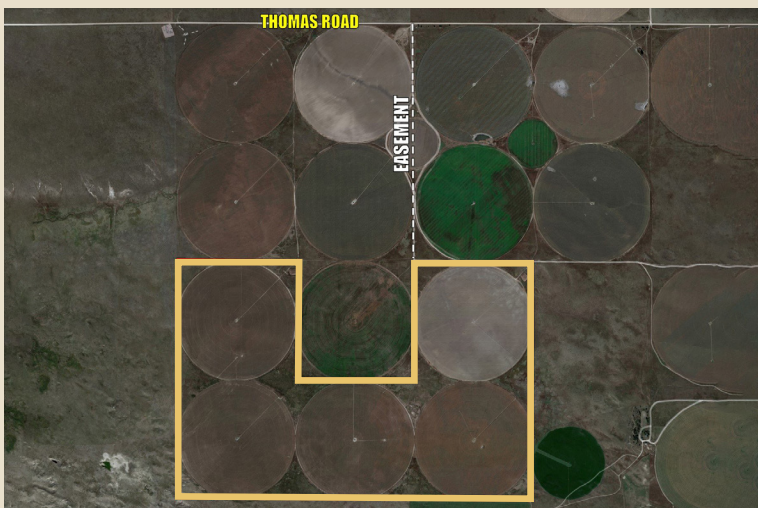
DIRECTIONS

From Alliance, NE: Travel west on Otoe Road for 10 miles before turning left and heading south on County Road 71. Travel south on County Road 71 for 4 miles. Turn right and travel west on Thomas Road for 3 miles. Look for auction signs.

AUCTION DETAILS

Location:

West Side Event Center
2472 County Road 62
Alliance, NE 69301



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

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AUCTION TERMS & CONDITIONS

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

Auction Method: The farm will be offered as one individual tract on a price per acre basis.

Bidder Registration: All prospective bidders must register with Peoples Company and/or The Lund Company (the "Auction Company") and receive a bidder number in order to bid at the auction. The Auction Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Buyer's Premium: Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

Farm Program Information: Farm Program Information is provided by the Box Butte County Farm Service Agencies. 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 Box Butte County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction for each tract. In the event a Buyer is granted early possession for a respective tract, an additional 10% earnest money payment for an aggregate total of 20% earnest money is required. All funds will be held by Fidelity National Title Company.

Closing: Closing will occur on or before Wednesday, May 31st, 2023. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of each tract will be delivered at Closing, unless otherwise stated herein. The Seller, in its sole discretion, may grant early possession to Buyer, subject to the payment of the required earnest money and execution of a standard lease agreement. The standard lease agreement will be substantially in the form posted on the website.

Contract & Title: Immediately upon the conclusion of the auction, the winning bidder will enter into a Real Estate Sales Contract ("Contract") and deposit with Fidelity National Title Company the required earnest money payment. The Contract will be substantially in the form posted on the website.

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 prior to 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 and beyond will be paid for by the Buyer.

Water: Any and all 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 Upper Niobrara White 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.

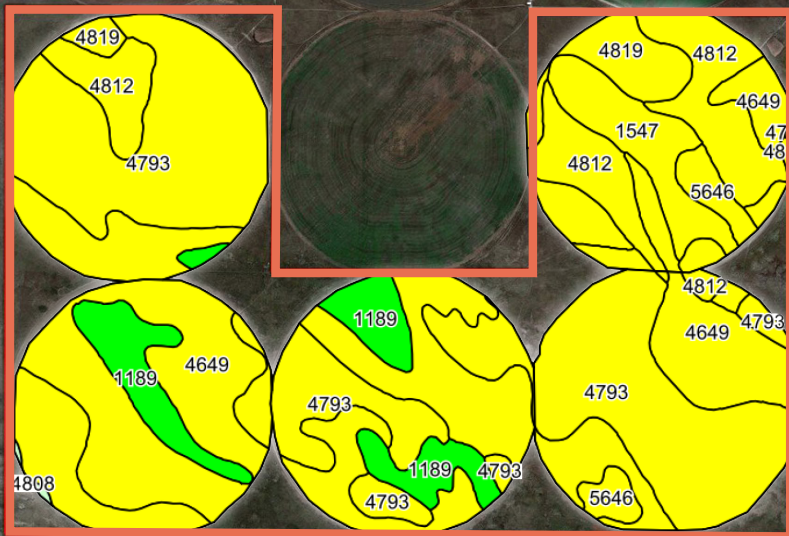
Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Auction Company, or Seller. All bids will be on a per-acre basis. Auction Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Auction Company. Overall tract acres, tillable acres, etc., may vary from the 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 the title commitment.

IRRIGATED SOILS MAP

THOMAS ROAD

EASEMENT



Code	Soil Description	Acres	% of Field	Irr Class Legend	NCCPI
4793	Valentine fine sand	245.80	38.1%	●	15
4649	lpage loamy fine sand	210.66	32.7%	●	16
4812	Valentine loamy fine sand	68.00	10.6%	●	16
1189	Las Animasisco very fine	46.02	7.1%	●	26
4819	Valentine loamy fine sand	30.41	4.7%	●	16
1547	Dailey loamy sand	30.13	4.7%	●	18
5646	Janise loamy fine sand	12.75	2.0%	●	11
4808	Valentine fine sand	0.69	0.1%	○	11

Weighted Average *n 16.3



12119 Stratford Drive, Suite B
Clive, IA 50325



Not able to make it to the live auction
but still want to bid?

No problem!

Use our **MOBILE BIDDING APP**
powered by BidWrangler! You can
access the app online, but it works
even better when you download it to
your smartphone.



SCAN THE QR CODE WITH
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