

# PIVOT IRRIGATED FARM

## 307.92± ACRES MERRICK COUNTY, NE

»SELLING IN 2 TRACTS«

# UNRESERVED ONLINE LAND AUCTION

# BigIron

REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**FEB. 6-20,**  
**2025**

**BIDDING ENDS AT 10 A.M. CST**

Get a salebill, register and bid at

[www.bigiron.com](http://www.bigiron.com)



**Sellers:** If you are thinking of selling your farm, please attend this auction and see how it works!

**Sellers:** Brown 5 Ag, LLC, Jacob & Christa Brown

**Contact Rex Mahoney 402.649.1816**

**SERVICE | INTEGRITY | RESULTS**

Explore the Property from Above

**DRONE TOUR**



### Tract #1: 151.23± Acres

This all-electric farm has a 7 tower Valley pivot with drop nozzles with boom back nozzles. According to Stoltenburg Irrigation, the pivot was bought new in 2003. According to the Central Platte NRD, there are 151.22 certified irrigatable acres on the farm. The FieldNET unit does not go with this sale. It could be purchased separately. The farm has been in crop rotation with corn and beans. The north corners are irrigated with a dump valve on the pivot. The south corners are currently irrigated with poly roll out tubing. The buyer will have to provide their own for future use. There are three wells on the farm. The west well uses a 50 HP motor that feeds the pivot with a switch valve. There is an adjacent building site, and it is not part of this sale. This productive farm borders a blacktop road, is close to feedlots, local markets including an ethanol plant. Plan to add this productive farm to your operation using the Power of BigIron!

**Legal:** SW ¼ Section 10-T13N-8W Merrick County, NE.

**Location:** From Archer, NE, go south 1 ½ miles to Ormsby Rd, a blacktop road. Go west, staying on Ormsby for approximately 5 ½ miles. The farm lies to the north side of the road. Watch for the BigIron signs.

**2024 Taxes:** \$6,168.52

### Tract #2: 156.69± Acres

This all-electric farm has a 7 tower Valley pivot with drop nozzles. According to Stoltenburg Irrigation, the pivot was bought new in 2012. According to the Central Platte NRD, there are 148.48 certified irrigatable acres on the farm. There are two wells on the farm but only one is used for the pivot. The other one is used by the owner of the quarter east of this farm by an easement. It has an underground pipe for this use. The FieldNET unit does not go with this sale. It could be purchased separately. The pivot uses a 40 HP motor. The grain bin site on the NE corner of this farm does not go with the sale and will be surveyed off before closing paid for by the seller. The farm was in beans this last season. This productive farm borders a well-maintained gravel road, and close to black top roads. It is close to feedlots, local markets including an ethanol plant. Plan to add this productive farm to your operation using the Power of BigIron!

**Legal:** NW ¼ Section 10-T13N-R8W Merrick County, NE.

**Location:** North of tract 1 or from Archer, NE, go south 1 ½ miles to Ormsby Rd, a blacktop road. Go west, staying on Ormsby for approximately 5 miles. Turn north on 4th Rd for ½ mile and the farm is to the northeast. Watch for the BigIron signs.

**2024 Taxes:** \$6,112.80

### BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days beginning February 6, 2025, and ending February 20, 2025, at 10:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

### TERMS & CONDITIONS

The successful buyers will be required to enter into a written purchase agreement immediately after the sale with a \$150,000 non-refundable down payment per tract, to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before March 27, 2025. The seller will provide a marketable title to the buyer, evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The seller will pay the 2024 real estate taxes, and the buyer will pay the 2025 real estate taxes. The property will not be sold subject to financing. Please have all financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

## Attend the Auction

Thursday, February 20, 2025

8 a.m. CST until bidding ends

### Ramada Midtown Conference Center

2503 South Locust Street | Grand Island, NE

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

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For more information and photos on the properties,  
visit [www.bigiron.com](http://www.bigiron.com)

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

# THE BIGIRON REALTY ADVANTAGE

## QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**

## MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.

## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601

[www.bigiron.com](http://www.bigiron.com)  
800.887.8625



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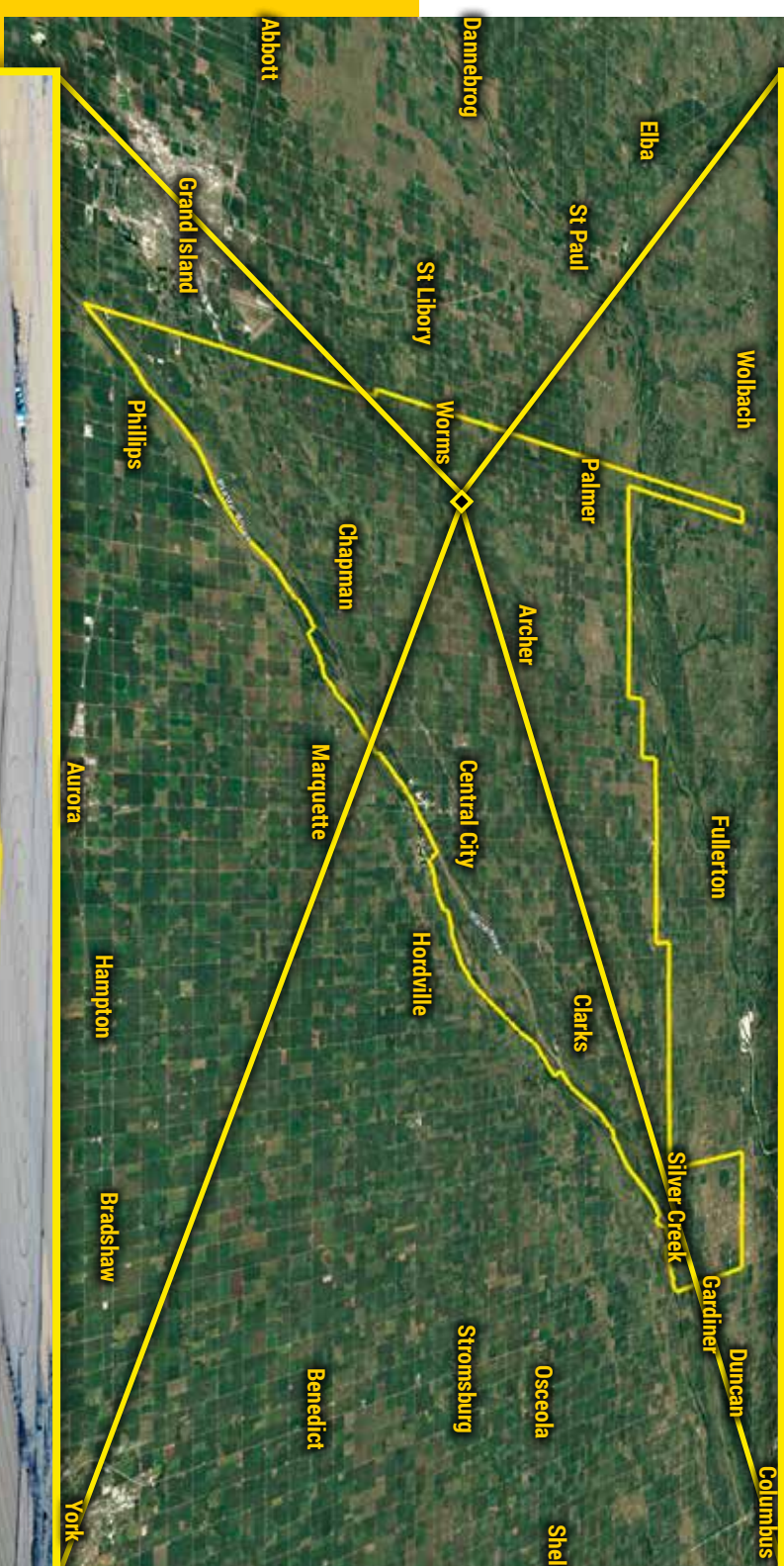
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