

IRRIGATED & DRYLAND

538.6± ACRES SEWARD COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
SEPT. 5-19, 2024

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com



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

Sellers: Geraldine A. & Robert J. Burianek & Virginia Schuster (Trustees)

Explore the Property from Above

DRONE TOUR



Contact Your Listing Agents

John Buhl 402.649.3750 | Ron Stock 402.649.3705



Information

The combined total irrigated acres on both parcels is 278.14 acres. Dryland acres total 155.34 acres. The balance is grass, home site, and roads. The combined 568.6 acres of both parcels has 3 irrigation wells which supply water to a pivot in the south part of the 319.63 acres and gated pipe used on the furrow irrigated ground on the east 218.97 acres. The tenant owns the generator, power unit, and fuel tank on the pivot. Sellers owns the pivot, other irrigation motors, and gated pipe.

The west 319.63 acres includes a building site acreage with an older ranch style 2 bedroom home and single garage with some outbuildings in the northwest corner. It also includes a large fully cemented curvette building, old style barn with metal roof and sides, corn crib, wash house, and 3 grain bins which haven't been used recently.



Location

From Friend, NE, go 3 miles east on Hwy 6 to 900 Rd. Then go 3 miles north to A Street which is the southwest corner of the property. Or from Dorchester, NE, go 4 miles west on Hwy 6 to 1000 Rd. Then go 3 miles north to the southeast corner of the property. Or from Dorchester, NE, go north on Hwy 6 to A Street – then 4 miles west to the southeast corner of the property. Watch for the yellow BigIron Realty signs.

Legal

All in 33-9-2, Seward County, NE. The W ½ of 33-9-2 (Parcel # 800015517) consisting of 319.63 acres more or less and (Parcel # 800097300) consisting of 218.97± in the south 60± acres of the NE ¼ & the remainder in the SE ¼ of same section.

2023 Taxes: \$32,076.66

FSA Data

Visit www.bigiron.com for more information

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 Thursday, September 5, 2024 and ending Thursday, September 19, 2024, at 11:00 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 prior to the auction close or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% Non-Refundable Down Payment to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before November 1, 2024. Seller will provide 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 2024 real estate taxes will be paid by the seller, and the 2025 real estate taxes will be paid by the buyer. Property will not be sold subject to financing. Please have all financial arrangements made prior to 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 and all 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, September 19, 2024
9 a.m. CDT until bidding ends
Dorchester Farmers Coop Meeting Room
208 W Depot Street | Dorchester, 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. **Sellers:** If you are thinking of selling your farm, please attend this auction and see how it works!

For more information on the property,
visit 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 2024 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 33rd Avenue
Columbus, NE 68601

www.bigiron.com

800.887.8625



COMBINATION GROUND

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