

DRYLAND CROP GROUND 149.48± ACRES GAGE COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**OCT. 4-18,
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 property, please attend this auction and see how it works!

Sellers: Glen & Bonnie Dappen

Contact the Listing Agent

Shayne Zutavern 402.770.1220

Explore the Property from Above

DRONE TOUR



Information

This highly productive and super easy to access quarter lays right on HWY 136 between Filley and Crab Orchard, on the boundary of Gage and Johnson Counties. Not only is this a fantastic farm it could also be a nice place to build a homestead. Excellent soils comprised primarily of Burchard-Steinauer, Malmo, and Wymore silty clay loams. This farm is gently rolling, impeccably tiled and terraced, and has been very well managed. The U.S. National Resource Conservation Service reports the soil productivity at a healthy 54.3 NCCPI (National Commodity Crop Productivity Index) rating. Average annual mean precipitation is in the highest area of the state at over 32in., as reported by Oregon State Uni. from 1991-2020. The seller reports 2023 production results of 54.2 bu/ac for soybeans and the field is currently planted to corn for the 2024 season. This field will be an amazing addition to your farm operations and should produce significant returns for many years to come, so bid to win.



Legal

NE ¼ EX PC to State of Section 24, Township 4, Range 8E in Gage County, NE, containing 149.48± acres.

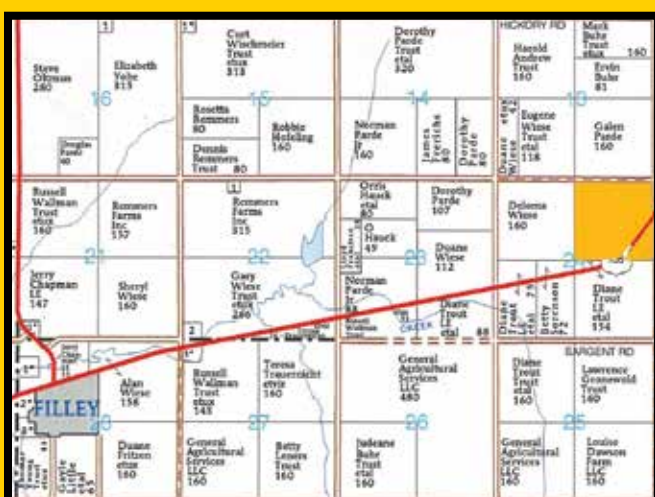
Location

3.5 miles northeast of Filley, NE, on HWY 136.

2023 Taxes: \$5,434.48

FSA Data

For more information, visit www.bigiron.com



Attend the Auction Friday, October 18, 2024

9 a.m. CDT until bidding ends

Big Blue Social Hall

719 Market St, STE N | Beatrice, NE 68310

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 property, please attend this auction and see how it works!

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 October 4, 2024, and ending October 18, 2024, at 11:00 a.m. This online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time. 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 buyer will be required to enter into a written purchase agreement /offer with a 10% non-refundable down payment to be payable to Nebraska Title and Escrow. The non-refundable earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing. 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. The property will not be sold subject to financing. The written purchase agreement, to be signed by the seller and buyer, 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.

For more information and photos 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.



4860 33rd Avenue
Columbus, NE 68601

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