PIVOT IRRIGATED CROP GROUND
320± ACRES MADISON COUNTY, NE
UNRESERVED ONLINE LAND AUCTION

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

Seller: Freudenburg Estate

Contact "Your Farm & Ranch Specialists"

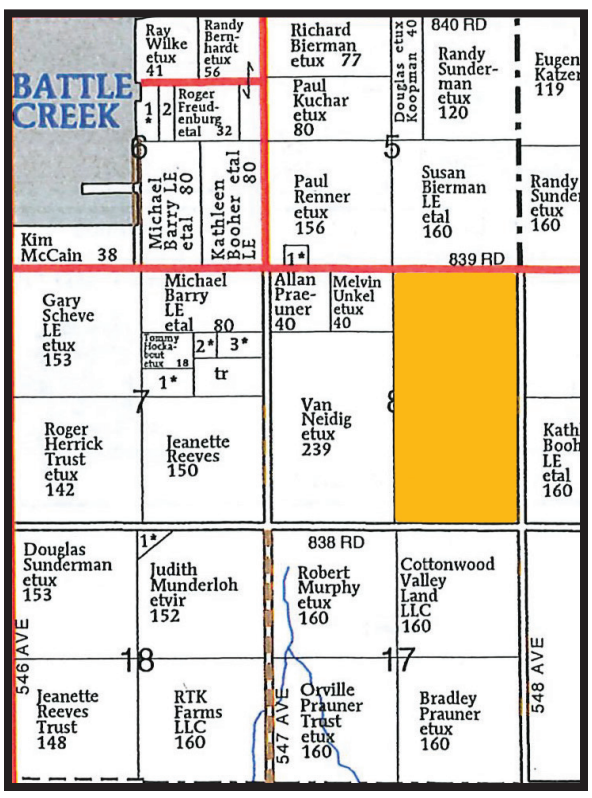
John **Stock 402.920.3180** | Jim **Stock 402.920.0604**

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
SEPT. 27-OCT. 11, 2022
BIDDING ENDS AT 10 A.M. CDT
Get a salebill, register and bid at
www.bigiron.com/realty

Explore the Property from Above
DRONE TOUR



Information:

Here's your opportunity to purchase a very nice laying, pivot irrigated half section. It has excellent access with a blacktop road on the north side and good gravel roads on the east and south side. The northwest corner of the property would make an excellent location for a home with an established tree line and a stock well already there. The two south pivot corners and the northwest corner are currently enrolled into CRP with an annual payment of $3,552.00 expiring on September 30, 2026. The sale includes two 7-tower Valley pivots, a 50 HP electric motor w/pump, and the two north grain bins. The south bin is owned by the tenant and is not included. It can either be purchased directly from him, or he will remove it.

Location:

From the intersection of Hwy 121 and 839th Road just south of Battle Creek, NE, go 1 ½ miles east.

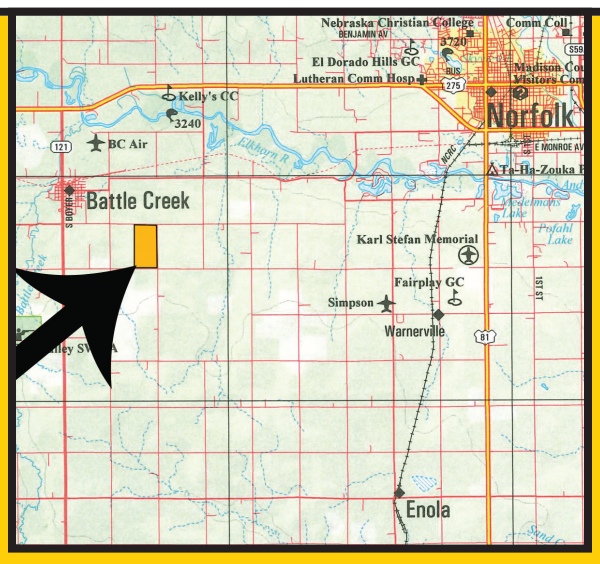
Legal:

The E ½ of Section 8-23-2W Madison County, NE, containing 320± acres.

Taxes: $18,316.34

FSA Data:

Visit **www.bigiron.com/realty** for more information.



Attend the Auction

Tuesday, October 11, 2022
9 a.m. CDT until bidding ends

BigIron Realty Office
4860 33rd Avenue | Columbus, NE 68601

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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BIDDING PROCESS

Bidding increments will be $50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this farm for 14 days beginning September 27, 2022, and ending October 11, 2022, at 10:00 a.m. CDT. 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 $150,000.00 non-refundable down payment to be payable to BigIron Realty Trust Account. The purchase agreement will be posted to the website before the sale closes out for potential Buyers to review. 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 December 9, 2022. Full possession of the property will be on March 1, 2023. 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 Seller will pay the 2022 real estate taxes, and the Buyer will pay the 2023 real estate taxes. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. 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.

For more information on the property, visit
www.bigiron.com/realty

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 2022 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

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

MORE MONEY IN YOUR POCKET
Our unreserved 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.

Approaching 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.

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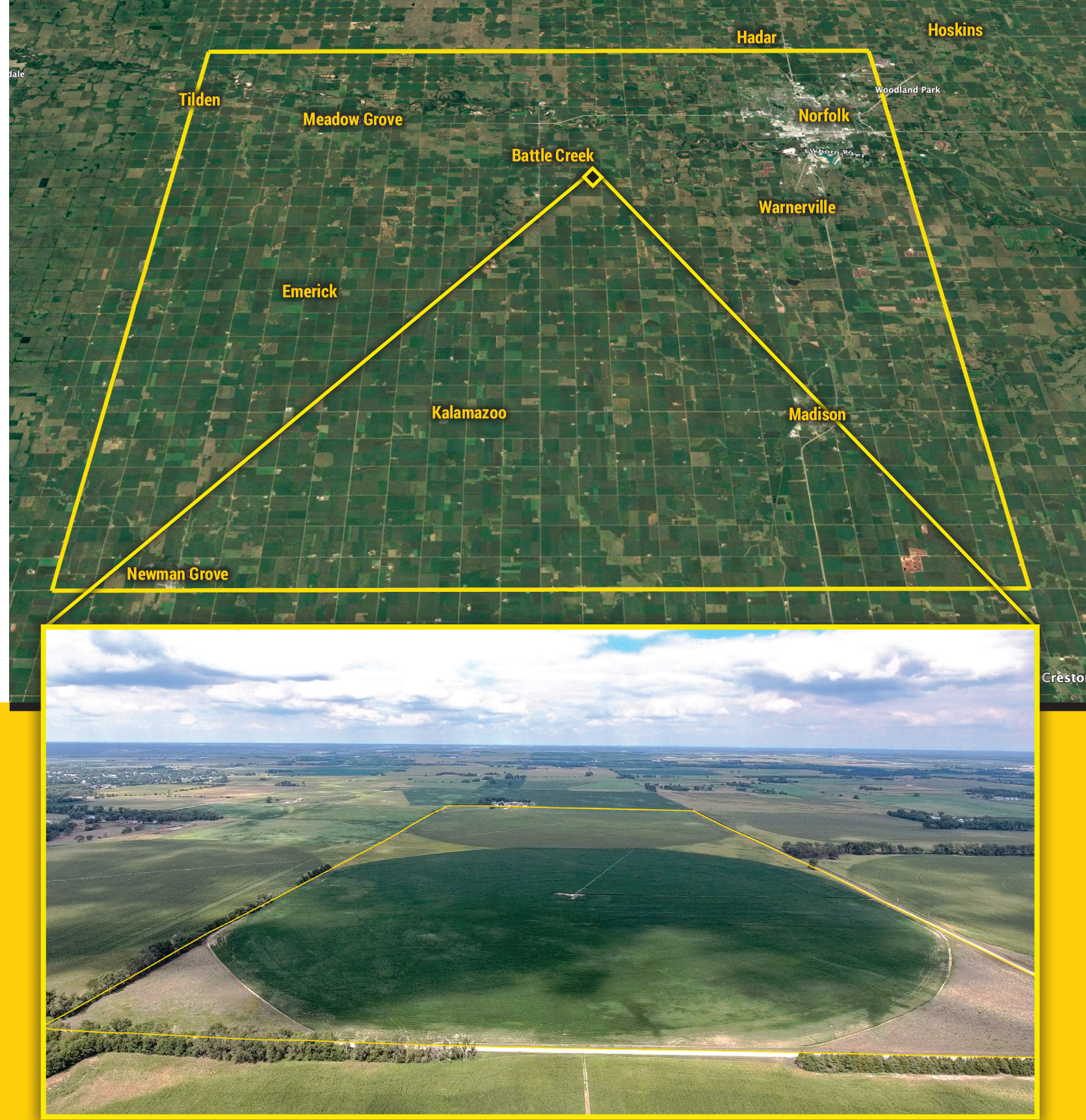

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