

NATIVE GRASS PASTURE

116.51± ACRES NEMAHA COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**MAR. 28-
APR. 11, 2025**

BIDDING ENDS AT 10 A.M. CENTRAL

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: Rick & Rebecca Jones

Contact the Listing Agent

Shayne Zutavern 402.770.1220

Explore the Property from Above

DRONE TOUR



Information

Attention cattlemen, conservationists, and hunters! Here's a rare opportunity to own a pristine piece of lowland native grass pasture with endless potential. Buck Creek winds through the property, flowing east toward the Missouri River. To the south, the scenic Steamboat Trace Trail runs along the base of stunning sandstone bluffs, adding to the property's natural charm.

The land features a handful of mature trees, ideal for deer stands and offering clear views across the entire property. Enrolled in the Wetlands Reserve Program (WRP), it allows for hunting, fishing, and other recreational activities. There's also very strong potential to obtain a Compatible Use Authorization (CUA) from the NRCS for grazing or haying this farm. These practices will enhance the pasture's ecosystem by improving soil health, increasing nutrient cycling, and supporting pollinators.

Whether you're looking for a serene retreat, a prime duck and deer hunting spot, a conservation investment, or a place to run cattle, this property offers incredible opportunities. Don't miss out. Bid to win!

Location

From Peru, NE, head east on Olive Street towards the Peru boat Ramp for 3 / 4 of a mile and this land lays to the south.

Legals

Section 14, 15 & 22, T6 N, 15E LTS 2 & 3 IN SEC 15, LT 2 IN SEC 14, LT 3 IN SEC 22 AS SHOWN ON CO SURVEY MAP 4-20-84 in Nemaha County, NE, containing 116.51± acres.

2024 Taxes: \$1,833.52

Possession & Closing

Possession will be granted on or before May 9, 2025, or such other date agreed to by the parties. Closing will be on or before May 9, 2025, or such other date agreed to by the parties and will be conducted by Platinum Title and Escrow located at 810 1st Corso, Nebraska City, NE 68410.



Attend the Auction

Friday, April 11, 2025

9 a.m. Central until bidding ends

Auburn Country Club

72722 US-75 | Auburn, NE 68305

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 March 28, 2025, and ending April 11, 2025, at 10:00 a.m. Central. This online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time on any of the tracts, the bidding period is automatically extended to five minutes on all tracts. 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 Platinum 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 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.

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4860 33rd Avenue
Columbus, NE 68601

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