

# DRYLAND FARM

## 108.84± ACRES CUMING COUNTY, NE

# ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**DEC. 5-19,  
2024**

**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!

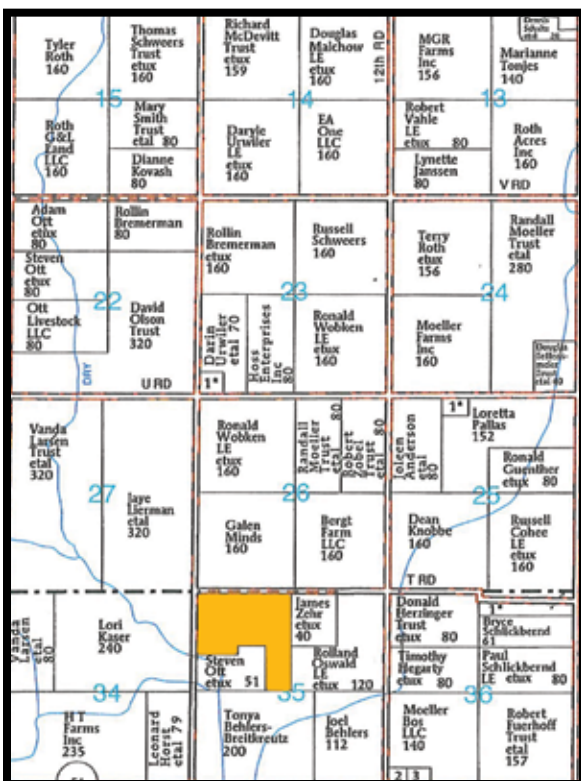
**Seller:** The Paul & Frances Kass Estate

Contact **"Your Farm & Ranch Specialists"**

**John Stock 402.920.3180 | Jim Stock 402.920.0604**

Explore the Property from Above

**DRONE TOUR**



### Information

BigIron has been given the privilege to auction this real estate owned by the Paul & Frances Kass Estate. This high-quality dryland farm lies flat to gently sloping has good gravel road access on the west side and is only 3/4 miles off HWY 51. You'll also have great access to market your grain with numerous local feeders along with ADM being just down the road. Possession is open for 2025.

### Location

From the intersection of HWY 51 and 20A north of Beemer, NE, go 1 mile west on HWY 51 and 3/4 mile north on 11th Road.

### Legal

Tax Lot 9 in the NW 1/4 of Section 35-24-5E Cuming County, NE, containing 108.84± acres.

**2023 Taxes:** \$5,707.38

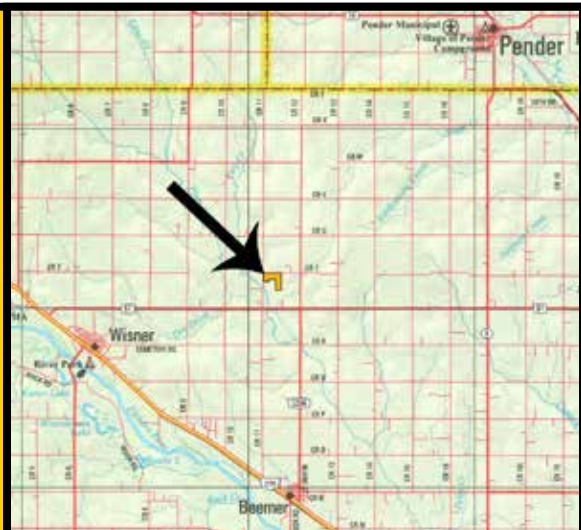
**FSA Data:** Visit [www.bigiron.com](http://www.bigiron.com) for more information

### 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 December 5, 2024, and ending December 19, 2024, at 10:00 a.m. This 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 buyer will be required to enter into a written purchase agreement immediately after the sale with a \$100,000.00 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 wire transfer. The balance will be due at closing on or before February 19, 2025. Full possession will be granted on March 1, 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. Bidding increments may be changed at the discretion of the real estate agent. Please have all the financial arrangements made before the auction. The purchase agreement will be posted to the website before the sale closes out for potential Buyers to review. 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. The final sale price is subject to the seller's confirmation once the bidding concludes.



## Attend the Auction

**Thursday, December 19, 2024**

**9 a.m. CST until bidding ends**

**Wisner Fire Hall**

**1005 Avenue D | Wisner, NE 68791**

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](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 2024 BigIron Realty. All rights reserved.

CELEBRATING  
**40**  
YEARS

# YEARS SERVING RURAL AMERICA

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.



**NOW BOOKING  
ONLINE LAND AUCTIONS**

**BigIron**  
REALTY

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

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800.887.8625



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