

DRYLAND CROP GROUND

156.65± ACRES CASS COUNTY, NE

»SELLING IN 2 TRACTS«

UNRESERVED ONLINE LAND AUCTION



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

Sellers: Mark & Nancy Luetchens

Contact the Listing Agent

Shayne Zutavern 402.770.1220

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**JAN. 10-24,
2025**

BIDDING ENDS AT 10 A.M. CST

Get a salebill, register and bid at

www.bigiron.com

Explore the Property from Above

DRONE TOUR



Tract #1: 80± Acres

Tract #2: 76.65± Acres

Information

Here's your chance to own highly productive farmland with stunning views overlooking Church Road, located just ½ mile to the north on elevated terrain. This exceptional property offers not only excellent farming potential but also the perfect spot for building a homestead or housing development. Featuring top-tier soils primarily made up of Marshall silty clay loams, with an impressive NCCPI (National Commodity Crop Productivity Index) score of 73.2, this land ranks among some of the most fertile in Cass County. Whether you're looking to expand your farming operation or secure a long-term investment, this field promises strong returns for generations. Don't miss this opportunity—bid to win!

Location

Go 1 mile south of Church Road on 334th Street and 1 mile east on Mill Road in Cass County.

Legals

Tract #1: The W ½ of the SW ¼ of Section 5, T-11-N, R-11-E, Cass County, NE.

Tract #2: The E ½ of the SW ¼ EXC TL13 of Section 5, T-11-N, R-11-E, Cass County, NE.

2024 Taxes

Tract #1: \$5,462.45

Tract #2: \$5,547.42

Possession & Closing

Possession will be granted on or before February 25, 2025, or such other date agreed to by the parties. Closing will be on or before February 25, 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, January 24, 2025

9 a.m. CST until bidding ends

Louisville Civic Center

423 Elm Street | Louisville, NE 68037

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 January 10, 2025, and ending January 24, 2025, at 10:00 a.m. 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 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

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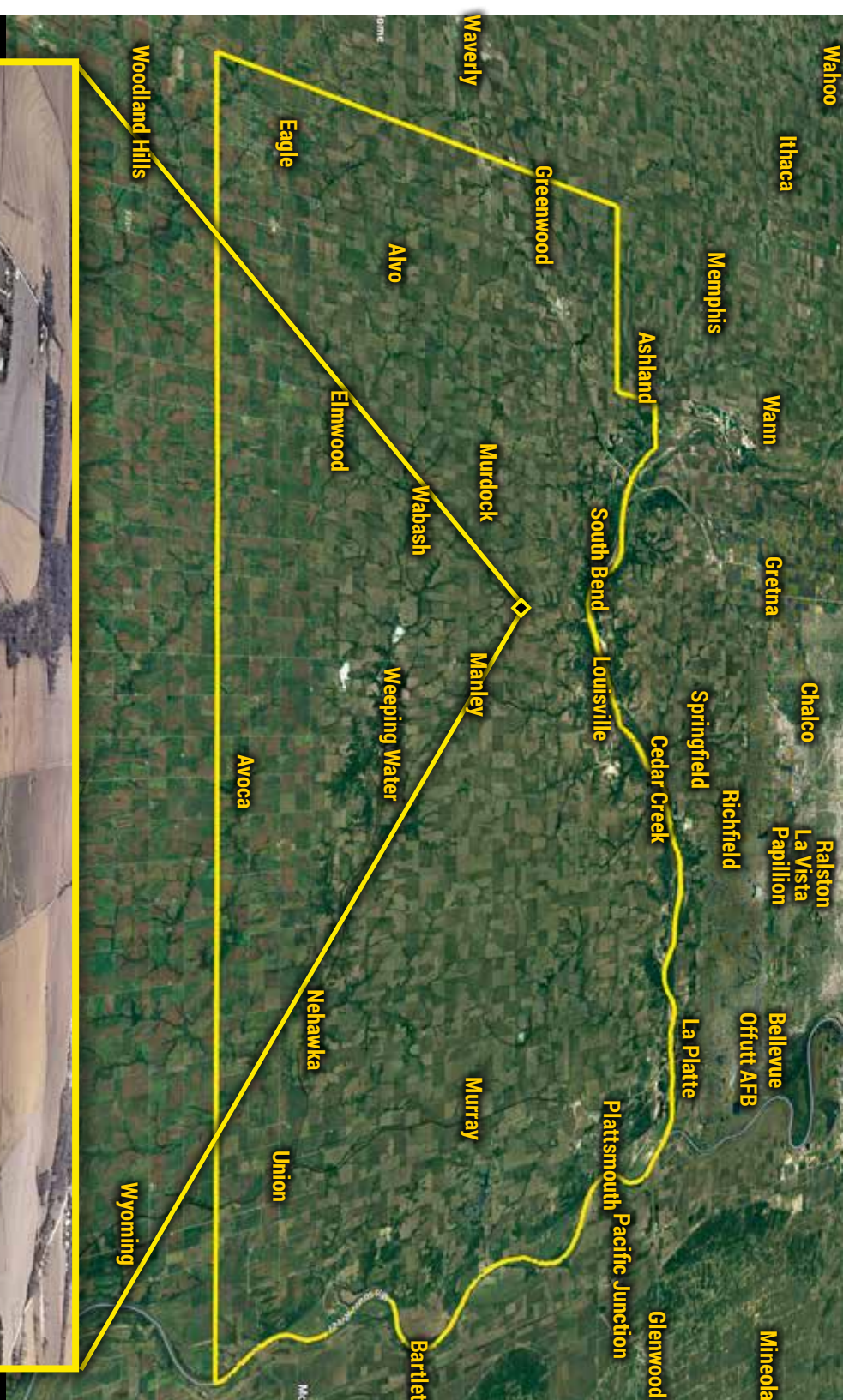
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