

CROPLAND & PASTURE

477.52± ACRES NANCE COUNTY, NE

»SELLING IN 3 TRACTS«

BigIron

REALTY

[EXPERTS IN SELLING LAND]

UNRESERVED ONLINE LAND AUCTION

Bid Online
**FEB. 18-
MAR. 4, 2025**

BIDDING ENDS AT 10 A.M. CST

Get a salebill, register and bid at

www.bigiron.com



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

Seller: Nebraska Community Foundation

Contact Rex Mahoney 402.649.1816

SERVICE | INTEGRITY | RESULTS

Explore the Property from Above

DRONE TOUR



Tract #1: 160± Acres

This tract is a rolling hard ground pasture with a solar well and a dam for livestock water. There is development consideration and hunting opportunity as well. It is off a well-maintained gravel road with access on two sides.

Legal: NW ¼ Section 12-T17N-R8W Nance County, NE.

Location: From the west edge of Belgrade, NE, take 465th Street, which will turn into 470th Street. Continue west for approximately 6 miles to the Jct. of 470th Street and 150th Avenue. The farm is southeast of that junction.

2024 Taxes: \$1,769.06

Tract #2: 157.52± Acres

Nice, rolling combination farm with large portion of flat, well drained cropland. It was in corn this last season. There was a survey done and a 17-acre tract was given its own legal description. It is on the west side of this quarter and has been in pasture. There is a fence to keep livestock out of the crop ground. There is no fence between this quarter and the west one (tract 1). A white flag has been placed on a corner post on the north road. That is the approximate property line. To be clear, the 17-acre tract IS part of this quarter, tract 2, 470th Street cuts through the north part of the farm. This farm is off a well-maintained gravel road. Please call with questions.

Legal: NE ¼ Section 12-T17N-R8W & a tract in the W ½ NE ¼ Nance County, NE.

Location: From the west edge of Belgrade, NE, take 465th Street, which will turn into 470th Street. Continue west for approximately 5 ½ miles to the Jct. of 470th Street and 160th Avenue. The property lies to the southwest of that corner.

2024 Taxes: \$1,933.50

Tract #3: 160± Acres

This tract is a rolling hard ground pasture. There is a submersible well by the old homestead on the NE corner of the property. There is a dam for livestock water. The fence dividing tract 2 & 3 wanders very slightly between the two on the south border. There is development consideration and hunting opportunity as well. It is off a well-maintained gravel road.

Legal: SE ¼ Section 12-T17N-R8W Nance County, NE.

Location: From the west edge of Belgrade, NE, take 465th Street, which will turn into 470th Street. Continue west for approximately 5 ½ miles to the Jct. of 470th Street and 160th Avenue. Go ½ mile south and look for the BigIron signs.

2024 Taxes: \$1,769.06



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 February 18, 2025, and ending March 4, 2025, at 10:00 a.m. 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 before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyers will be required to enter into a written purchase agreement immediately after the sale with a \$100,000.00 non-refundable down payment per tract, 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 April 8th, 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 2024 taxes have been paid. Buyer will pay the 2025 real estate taxes. Possession at closing on all tracts. The property will not be sold subject to financing. Please have all financial arrangements made before 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 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.

Attend the Auction

Tuesday, March 4, 2025 | 8 a.m. CST until bidding ends

Cardinal Inn & Event Center | 2588 State Hwy 14 | Albion, NE

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 and photos on the properties,
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

SOLD 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

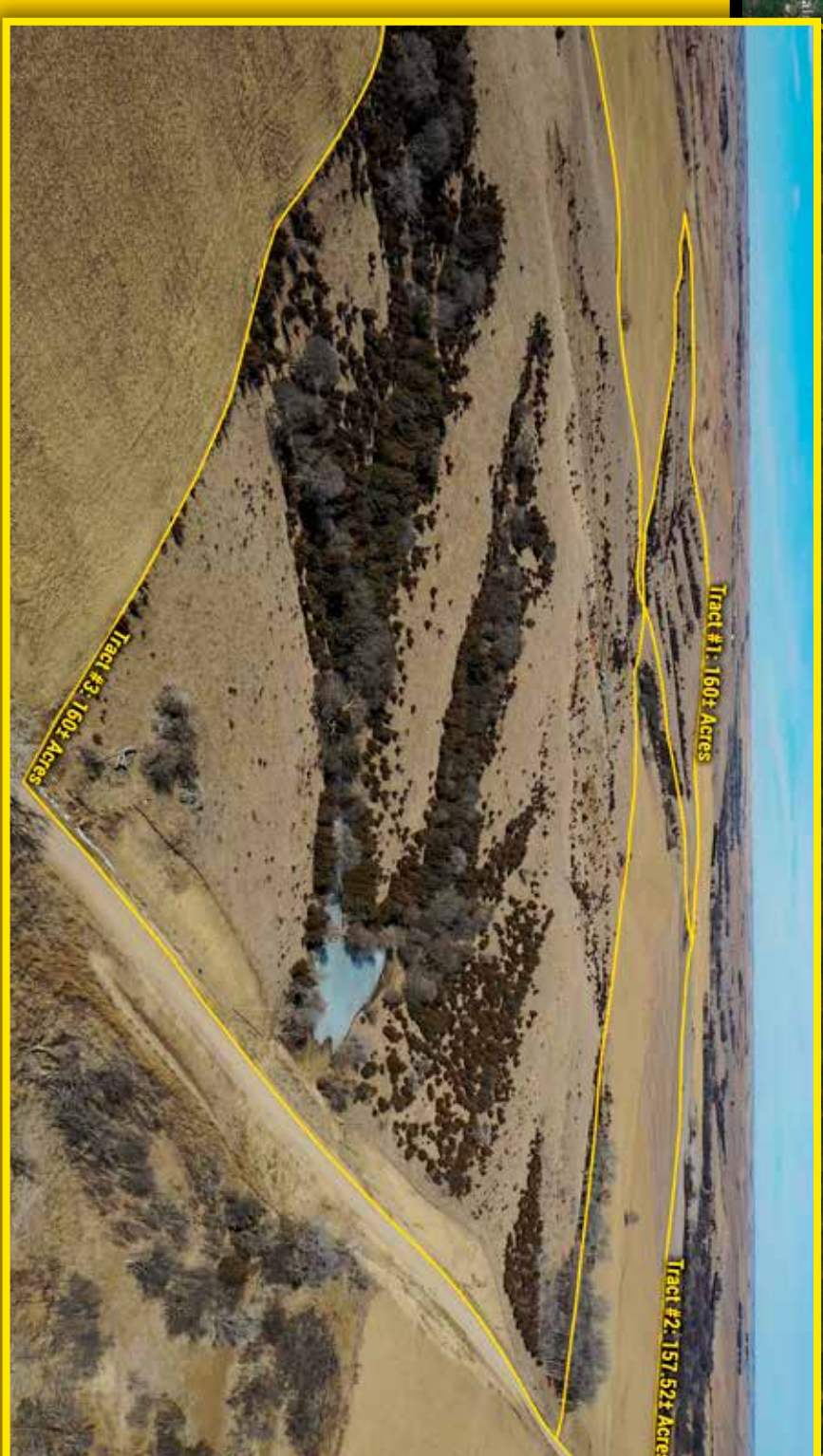
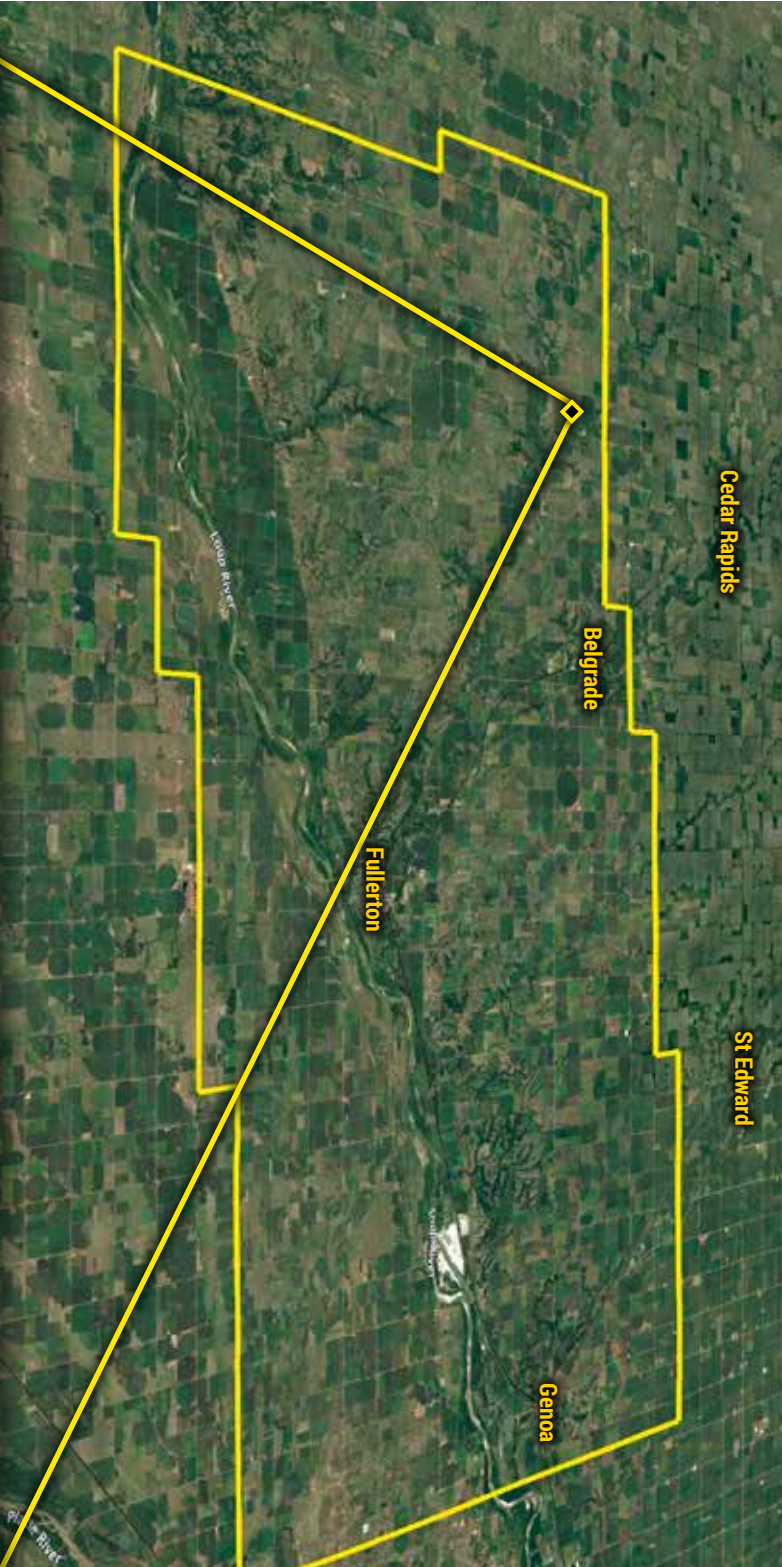
www.bigiron.com
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