

# COMBINATION GROUND

## 311.82± ACRES NANCE COUNTY, NE

»SELLING IN 2 TRACTS«

# UNRESERVED ONLINE LAND AUCTION



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

# BigIron

REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**SEPT. 3-17,**  
**2024**

**BIDDING ENDS AT 10 A.M. CDT**

Get a salebill, register and bid at

[www.bigiron.com](http://www.bigiron.com)



**Sellers: The Carl H. Newquist &  
Beverly J. Newquist Revocable Trust**

Explore the Property from Above

**DRONE TOUR**



**Contact Your Listing Agents, Mark Stock 402.276.2077  
John Stock 402.920.3180 | Jim Stock 402.920.0604**



### Tract #1: 160± Acres

**Description:** This productive quarter lays right along the south branch of Timber Creek. It has excellent soil types and good gravel road access. There are a total of 127 acres of cropland on the property, of those, there are 104 certified irrigated acres according to the Lower Loup NRD. There is a vacant farm place on the property and the home is not in livable condition. Included in the sale is a 9-tower Zimmatic 310 pivot, a Caterpillar diesel power unit, Amarillo gearhead w/pump, fuel tank, phase converter and the irrigation pipe next to the creek.

**Legal:** The NW ¼ of Section 9-17-8W Nance County, NE.

**Location:** From the intersection of HWY 56 and 110th Ave, west of Cedar Rapids, NE, go 5 miles south on 110th Ave then east a ½ mile on 470th St.

**2023 Taxes:** \$4,906.00

**FSA Data:** For more information, please visit [www.bigiron.com](http://www.bigiron.com)

### Tract #2: 151.82± Acres

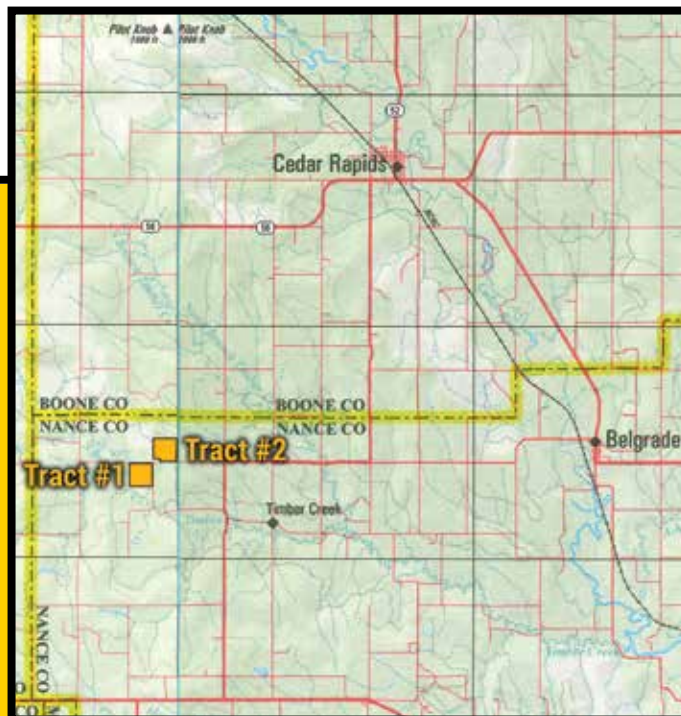
**Description:** This combination property has 38 acres of dryland crop ground and the balance in well maintained pasture with development potential. There is a submersible well on this tract for a water source. It has good gravel road access on two sides and is just minutes away from Cedar Rapids and Belgrade.

**Legal:** The SE ¼ (Except an 8.18 ac tract in the SW corner) of Section 4-17-8W Nance County, NE.

**Location:** From the intersection of HWY 56 and 130th Ave, west of Cedar Rapids, NE, go 4 ½ miles south on 130th Ave.

**2023 Taxes:** \$2,405.02

**FSA Data:** For more information, please visit [www.bigiron.com](http://www.bigiron.com)



### 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 September 3, 2024, and ending September 17, 2024, at 10:00 a.m. This unreserved online auction features bidding extensions. If a bid is received on any tract within five minutes of the scheduled close time, the bidding will be 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 please register on [bigiron.com](http://bigiron.com) at least 24 hours prior to the auction close 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 \$75,000.00 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 November 6, 2024. Landlord's possession will be granted at closing and full possession will be 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. Please have all 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 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, September 17, 2024**  
**9 a.m. CDT until bidding ends**

**BigIron Realty Office**  
4860 33<sup>rd</sup> 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. **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.

# 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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REALTY

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**Tract #2: 151.82± Acres**



Cedar Rapids

Belgrade

St Edward

Genoa

Fullerton

**Tract #1: 160± Acres**

