

# CROPLAND & PASTURE 160± ACRES BOONE COUNTY, NE ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**FEB. 20-  
MAR. 6, 2025**

**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: Debra Nickels Silvernagel**

**Contact Your Listing Agents**

**Dennis Fowlkes 402.741.0809 | Rex Mahoney 402.649.1816**

Explore the Property from Above

**DRONE TOUR**



## Description

This farm is a dryland combination farm consisting of row crop and pasture ground. According to the Boone County FSA, there are 70.76 crop acres and 84.30 grass acres. There is an old building site on the farm. There are 4 dams on the pasture ground. Possession is open for the 2025 season. Add this farm to your operation with the power of BigIron!

## Legal

NW ¼ Section 11-T21N-R5W west of the 6th PM, Boone County, NE, containing 160± acres.

## Location

From the north side of Newman Grove, take Highway 45 for approximately 4 miles north to 827th Rd. Go west for 4 ½ miles. At the Boone County line, the road becomes 170th Street. The farm is located on the south side of the road. Watch for the BigIron Realty signs.

**2024 Taxes:** \$3,092.34

## FSA Data

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

## Attend the Auction

### Thursday, March 6, 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!

## 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 20, 2025, and ending March 6, 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, 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 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 April 10, 2025. Possession at closing. 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 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.

For more information and photos 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 2025 BigIron Realty. All rights reserved.

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**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**

**CROPLAND & PASTURE  
160± ACRES BOONE COUNTY, NE  
ONLINE LAND AUCTION**

**BigIron  
REALTY**

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

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800.887.8625



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