

Farm & Home AUCTION

Friday March 16, 2018 - Time: 1:30 pm MDT

Sale to be held at St. Peter's Lutheran Church Fellowship Hall, 4448 So. Hwy 87, Hay Springs, NE.
(12 miles South of Hay Springs, NE on Hwy 87, just south of 450th Rd.)

80 Acre Subsurface Irrigated Farm & Country Home



The 75 Acre Farm Tract is a versatile farm capable of raising a variety of crops associated with the area. Highly improved with subsurface irrigation, this farm is developed to save water, power and labor! This farm has good Class 1 Soils consisting of Bridget Loam, Keith Loam and Johnstown Loam. The farm is in an excellent state of production and features two sources of water.

The 4 Acre Home Tract will be offered separate. This 1,116 Sq. Ft. remodeled home has new kitchen counters and cupboards, knotty pine interior finishing. Unique characteristics include a loft, partially finished basement and some newer windows. There is also a nice detached garage and outbuildings.



LAND LOCATED: 12 miles South of Hay Springs, NE on Hwy 87 to 450th Rd (to the SE Corner)

LEGAL DESCRIPTION: That Part of Section 3 Twp. 29 R 46 W (36 0 0 Unit 24 Mirage Flats) West of the 6th PM Sheridan County, Nebraska (Exact Legal to be determined by Survey).

WATER RIGHTS: The farm is also irrigated as Unit 24 under the Mirage Flats Irrigation District with 80.68 acres of water right at an annual cost of \$2,077.51. The O&M charge is \$25.75 per acre.

NRD INFORMATION: The irrigation well is registered # A-006440 drilled in 1954. The well was registered at 3000 gpm. There are 72.8 Acres Certified under the Upper Niobrara White NRD. The yearly pumping costs average \$40.70 per acre.

FSA INFORMATION: This farm consists of 78.86 acres of farmland with 75.15 acres cropland. It carries a 45.8 acre corn base with a 124 PCL Yield and has produced 30.35 bag dry edible beans.

REAL ESTATE TAXES: Seller will pay all taxes to December 31, 2017. The 2017 Total Real Estate tax was \$2,681.84. The Estimated Tax on the farmground for 2017 would be \$1,990.39 and \$691.25 attributed to the home and acreage if sold separate.

MINERALS: Seller is reserving no minerals.

Possession: Full possession on closing. An "Early Occupancy Agreement" will be available if necessary on the Farm Land.

Terms of Sale: The land is to be sold for Cash. All Financial Arrangements Must Be Made Prior to the Auction. The sale is subject to Seller confirmation; however, it is the Seller's desire to sell to the highest and best bidder. The Sale Day Deposit of **\$20,000.00 on the Farm Tract, and, \$5,000.00 on the Home Tract** will be made day of sale upon being the successful bidder which will require signing the Purchase Agreement. The deposit will be applied to the purchase price with the balance due at closing on or before **April 17, 2018**.

The information contained herein has been obtained from sources believed to be reliable. But, IS not guaranteed. Buyers should make their own investigations and inspections. Announcements at sale supersede all prior advertising, printed or oral.

Mickey & Donna Ryan - Sellers

Live Online Bidding Information

If you are unable to join us for the live auction, you can register to **BID LIVE ONLINE!** Online Bidders must register to bid, complete the Bidder Registration Form, and be approved by the auction company prior to the auction. Bidders must read and agree to all terms and conditions as provided. Earnest deposit must be in place prior to the auction. Buyer must be available to execute a purchase agreement either in person or electronically immediately following the auction. Register online at farmauction.hibid.com by clicking on the "Register to Bid" button for this auction or call our office for more information! **308-262-1150**

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