



# ONLINE LAND AUCTION MADISON COUNTY, NEBRASKA

Bidding Opens October 21, 2021  
Bidding Closes November 4, 2021

**3 TRACTS**

**TRACT #1 - 160+/- ACRES**

**TRACT #2 - 240+/- ACRES**

**TRACT #3 - 135+/- ACRES**

**Opportunity to purchase a primarily irrigated farm with very good rolling silt loam soils. All of the tracts have excellent production history and fertility has been well maintained.**



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### TRACT #1

**LEGAL:** Northeast Quarter (NE4) of Section 17, Township 23 North, Range 4 West of the 6th PM in Madison County, Nebraska.

**SIZE:** 160+/- acres irrigated land

**LOCATION:** Take Highway 45 south of Tilden to 839 Road (3.5 miles). Turn east for 2 miles where Tract #1 is located 1 mile south on 838 Road.

**SOILS:** Mixture of Nora and Moody silty clay loam soils.

**REAL ESTATE TAXES:** \$9,508.68

#### FSA DATA:

FSA Crop Acres - 156.3

Corn Base Acres - 104.8 enrolled in PLC with yield of 194

Soybean Base Acres - 48.5 enrolled in ARC-CO with PLC yield of 60

#### IRRIGATION INFORMATION:

2018 8 tower Reineke irrigation with 75 hp electric well motor with flowmeter and 1550 gallon fertilizer tank



### TRACT #2

**LEGAL:** West Half of the Northeast Quarter (W2NE4) and Northwest Quarter (NW4) of Section 16, Township 23 North, Range 4 West of the 6th PM in Madison County, Nebraska.

**SIZE:** 240+/- acres irrigated land

**LOCATION:** Take Highway 45 south of Tilden to 839 Road (3.5 miles). Turn east for 2 miles where Tract #2 is located 1 mile south on 838 Road.

**SOILS:** Mixture of Nora and Moody silty clay loam soils.

**REAL ESTATE TAXES:** \$15,018.68

#### FSA DATA:

FSA crop acres - 233.31

Base acres are combined with Tract #3 - base acres will be split at local FSA office.

Corn Base Acres - 177.20 enrolled in PLC

Soybean Base - 177.2 enrolled in ARC-CO

#### IRRIGATION INFORMATION:

2004 8 tower Reinke (west side) with a 75 hp electric well motor with flowmeter and 1550 gallon fertilizer tank and 1980 8 tower Reinke (east side).



### TRACT #3

**LEGAL:** East 55 acres of the Northeast Quarter (NE4), North 60 acres of the East Half of the Southeast Quarter (E2SE4) and part of the Southeast Quarter of the Southeast Quarter (Se4SE4) Section 8, Township 23 North, Range 4 West of the 6th PM in Madison County, Nebraska.

**SIZE:** 135+/- acres dryland

**LOCATION:** Take Highway 45 south of Tilden to 839 Road (3.5 miles). Turn east for 2 miles where Tract #3 will be on the south side of the road.

**SOILS:** Mixture of Nora and Moody silty clay loam soils.

**REAL ESTATE TAXES:** \$8,448.36

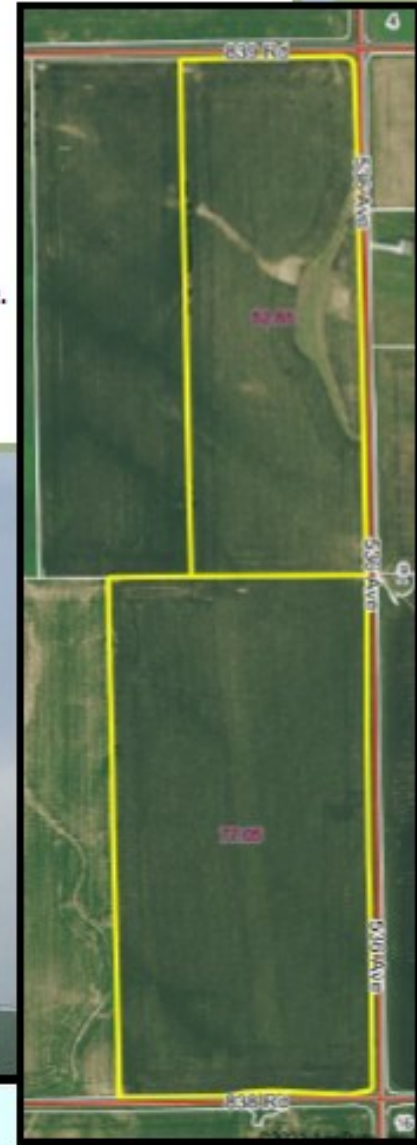
**FSA DATA:**

FSA Crop acres - 129.9

Base acres are combined with Tract #2 - base acres will be split at local FSA office.

Corn Base Acres - 177.20 enrolled in PLC

Soybean Base - 177.2 enrolled in ARC-CO



| Registration#<br>Well ID<br>Permit Number   | Use<br>Status | County Name<br>NRD Name<br>Well Location<br>Footage<br>Latitude<br>Longitude  | Completion Date<br>Filing Date<br>Decommission Date<br>Times Replaced<br>Online Registration ID (NOLID) | Acres Irrigated<br>Gallons/Minute<br>Static Level<br>Pumping Level<br>Series | Pump Column Diameter<br>Pump Depth<br>Well Depth | Owner's Name<br>Owner's ID<br>Address   |
|---|---------------|---|---|--|--|---|
| G-127984<br>WellID: 158598<br>LE-04096<br><a href="#">View Details</a><br><a href="#">View Logs</a><br><a href="#">View Scans</a> | I<br>A        | Madison<br>Lower Elkhorn<br>23N 4W 17 NENE<br>1300N 1300E<br><a href="#">Map It</a>                                   | 6/10/2004<br>6/16/2004<br><br>108731590925838   | 135<br>850 gpm<br>97 ft<br>105.5 ft<br>PRO                                   | 8.62 in<br>150 ft<br>270 ft                      | Krumm Lore Farms Inc<br>OwnerID: 84742<br>100 North 34th Street Suite F<br>Norfolk NE 68701 |
| G-128211<br>WellID: 158599<br>LE-04097<br><a href="#">View Details</a><br><a href="#">View Logs</a><br><a href="#">View Scans</a> | I<br>A        | Madison<br>Lower Elkhorn<br>23N 4W 16 NWNW<br>1309N 1302W<br><a href="#">Map It</a><br>41°58' 14.80"<br>97°47' 24.80" | 6/10/2004<br>6/24/2004<br><br>108802372021583   | 225<br>900 gpm<br>57 ft<br>68 ft<br>PRO                                      | 8.62 in<br>120 ft<br>240 ft                      | Krumm Lore Farms Inc<br>OwnerID: 84742<br>100 North 34th Street Suite F<br>Norfolk NE 68701 |

## LAND AUCTION INFORMATION

UFARM Agents will be available November 4, 2021, at the Norfolk Country Club, Eagle Room, 1700 Riverside Blvd, Norfolk, Nebraska, from 9:00 am until the conclusion of the online auction. Please visit us during the scheduled time to discuss this property. We will assist buyers with registering to bid online, answer questions and provide information. You do not have to be present to bid online but you are required to be available by phone.

**BIDDING PROCESS:** You may place bids on this property beginning October 21, 2021, and extending to November 4, 2021. This reserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended for 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 or call 402-649-8744 for assistance. UFARM agent will contact registered bidders on the day of auction.

**PRICE, TERMS AND POSSESSION:** The successful buyer will be required to sign the purchase agreement and deposit 10% as earnest money in the form of personal, business or cashier check immediately following the sale. Closing will be on or before December 1, 2021. The cost of title insurance and escrow closing will be divided equally between Buyer and Seller. Closing Agent/Title Company will be Stewart Title, Norfolk, Nebraska. Full possession will be given at closing subject to existing lease. The sale is not contingent upon Buyer financing. All preliminary financial arrangements must be made prior to the sale. This sale is subject to any easements, covenants, restrictions of record and all leases that may exist.

The Sellers will pay 2021 and all previous real estate taxes.

The Buyer acknowledges that he/she has made a personal inspection of the property and understands the land is being sold on an "AS IS" condition. The sellers are not aware of any noxious weeds but cannot guarantee this. No warranty or guarantee is expressed or implied by the Seller or agents of UFARM Real Estate. No survey will be done. The land is being sold as a legal description. Please bid accordingly.

There is a wind development easement contract that pays \$7/acre through December 31, 2023. Contact agent for more information.

Information has been compiled from sources deemed reliable, but neither UFARM Real Estate its agents nor the owners makes any guarantee as to the accuracy. It is the Sellers' intent to sell, the highest bid will be accepted subject to the approval of the Sellers. UFARM Real Estate and its agents are representing the Seller. The bidding increments will be \$50/acre. The final sale price will be calculated based on the total acres times the highest bid per acre. All announcements made the day of the sale take precedence over previous announcements, verbal or written. All decisions of the auctioneer are final.

