ONLINE ONLY AUCTION ›

ADAMSON DRYLAND AUCTION

DEUEL & PERKINS COUNTIES, NE | 638± ACRES

Bidding Opens: November 3, 2021 @ 8:00 am, MT
Bidding Closes: November 4, 2021 @ 12:00 noon, MT

638± TOTAL ACRES // DRYLAND

OFFERED IN 3 PARCELS

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Salesperson
bgardiner@reckagri.com

TERMS & CONDITIONS

ANNOUNCEMENTS MADE BY RECK AGRI REALTY & AUCTION (HEREINAFTER REFERRED TO AS BROKER) AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.

OVERVIEW: The Adamson Bros are offering their Nebraska land for sale at auction. The properties are located in N/W Perkins & N/W Deuel Counties, NE. 632.5± ac dryland to be offered in 3 parcels. Class II & III soils with level to slightly rolling terrain. Once sold, this property may never again be publicly offered for sale.

ONLINE BIDDING PROCEDURE: The Adamson Dryland Property will be offered for sale in 3 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on November 3, 2021. The auction will "soft close" @ 12:00 noon, MT on November 4, 2021. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on any and/or all parcels at any time before bidding closes. To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit www.reckagri.com and click on the Adamson Dryland Auction property page to register to bid.
2. Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
3. If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the detail brochure; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies; and 3.) Sign and return to Reck Agri Realty & Auction the Bidder Approval Request form. Reck Agri Realty & Auction reserves the right to refuse registration to bid and/or bids from any bidder. Bidding increments are at the discretion of the Broker. Detail Brochure may be obtained by visiting Adamson Dryland Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "ADAMSON DRYLAND AUCTION" with RESERVE is an online only auction with RESERVE. The Adamson Dryland property to be offered in 3 parcels. Competitive bids will determine the outcome of the auction. Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the closing of the auction, the highest bidder(s) will sign Broker Disclosure and will enter into and sign a Farm, Ranch, & Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be in the form of a personal, business, or corporate check for 15% of the purchase price which is due upon the signing of the contract and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Terms and conditions of the detail brochure and announcements shall be incorporated and made a part of the contract. Sample contract is available within the detail brochure.

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before December 3, 2021. Closing to be conducted by Thalken Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens, encumbrances, special assessments, and subject to all easements and restrictions or covenants now of record. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s), except Buyer(s) to pay for cost of loan title insurance policy, if applicable. Title commitments are available for review within the Detail Brochure and title commitment and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement. The Buyer (s) to receive an updated title commitment after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations, minerals reserved by Seller; and other matters and exceptions as shown within the title commitment.

POSSESSION: Possession of corn stalks upon closing. Possession of growing wheat upon 2022 harvest.

LEASE/GROWING CROPS: Seller to convey L/L share of growing wheat.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

REAL ESTATE TAXES: 2021 Real Estate Taxes due in 2022 to be paid by Seller, at closing.

FSA DETERMINATION: FSA base acres and yields to pass with the Parcels as designated within Detail Brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the detail brochure.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

MINERALS: Seller to reserve all OWNED mineral rights unto themselves their heirs, successors and/or assigns.

NOXIOUS WEEDS: There may be areas infested by noxious weeds, (i.e. rye, bindweed, canadian thistle, goat/Johnson grass, etc). The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the initial brochure, detail brochure, and visual presentations are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and/or stated at the auction.

BIDDER REQUIREMENTS: Prior to auction, Buyer(s) to review the terms and conditions as set forth in the Detail Brochure. Detail Brochure may be obtained by visiting auction property page at www.reckagri.com, or by calling Reck Agri Realty & Auction.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "ADAMSON DRYLAND AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

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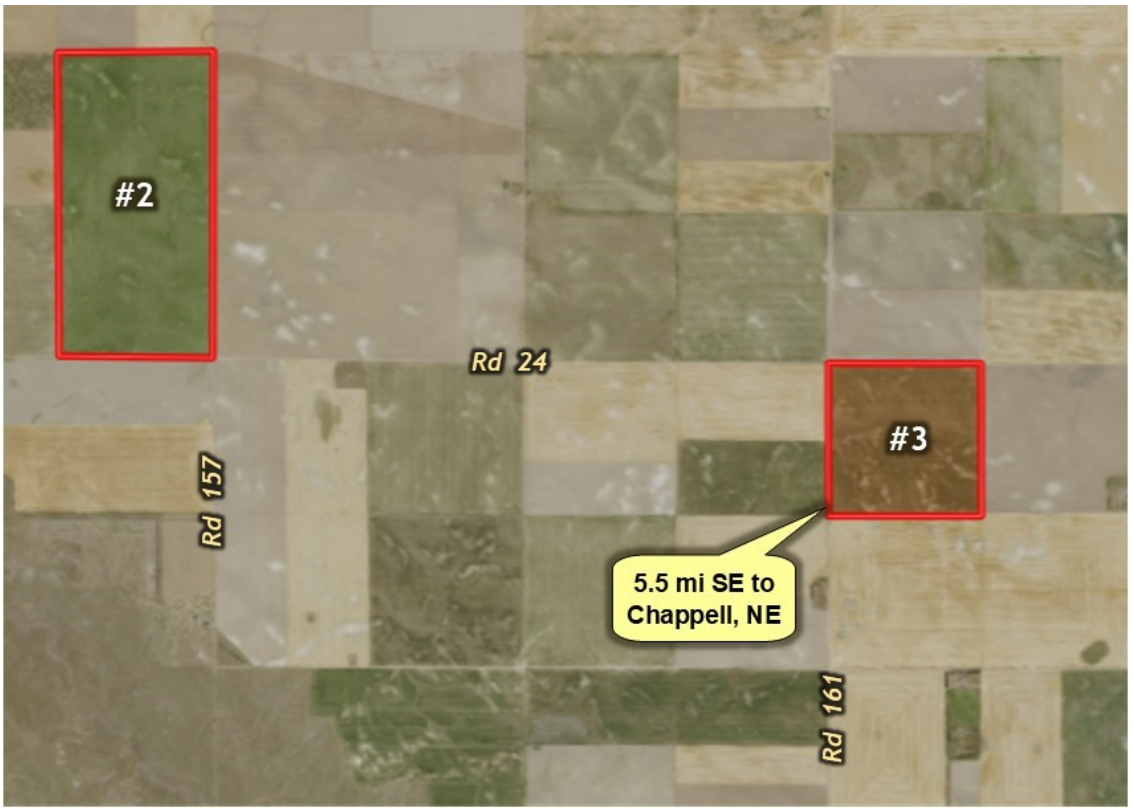
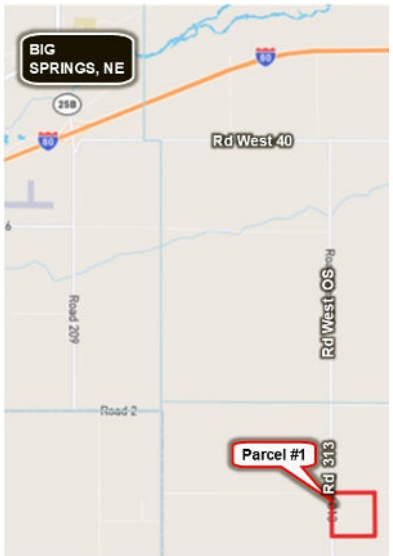
MAPS + PARCEL DESCRIPTIONS

AERIAL MAPS:



LOCATION MAPS:

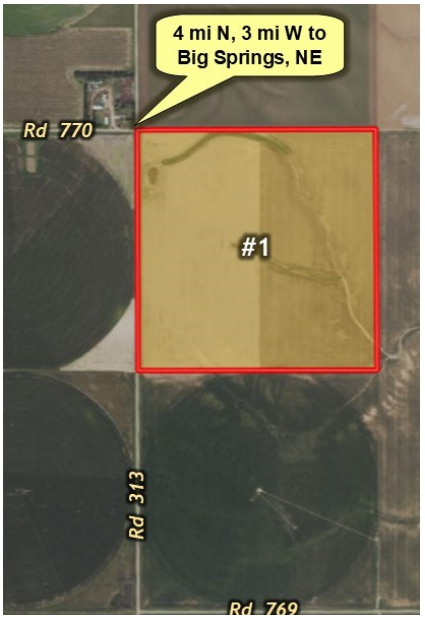


PARCEL DESCRIPTIONS:

PARCEL #1 DRYLAND: 159.1 ± ac; 157.5± ac dryland; 1.6± ac grass/rds; NW1/4 - 28, T12N, R41W, Perkins Cty, NE; From Big Springs/I-76 exit, 3 mi E, 4 mi S; Class II & III soils w/areas of Class IV; 78.7± ac wheat stubble, 78.8± ac corn; FSA base: 66.5 ac wheat w/41 bu, 39.3 ac corn w/56 bu; R/E Taxes: $1,496.34.
STARTING BID: $155,000

PARCEL #2 DRYLAND: 320.8± ac; 319.1± ac dryland; 1.7± ac rds; E1/2 - 23, T14N, R46W, Deuel Cty, NE; From Chappell, NE, 2.3 mi NW on Hwy 30, 3.8 mi N, 2 mi W; Class II & III soils; 107.5± ac planted wheat, 211.6± ac corn; FSA base: 107.5 ac wheat w/43 bu, 119.4 ac corn w/44 bu; R/E Taxes: $2,694.90.
STARTING BID: $240,000

PARCEL #3 DRYLAND: 158.4± ac; 155.9± ac dryland; 2.5± ac rds; NW1/4 - 29, T14N, R45W, Deuel Cty, NE; From Chappell, NE, 2.3 mi NW on Hwy 30, 3.3 mi N; Class II & III soils; 50.7± ac planted wheat, 105.2± ac corn; FSA base: 77.2 ac wheat w/43 bu, 17.5 ac corn w/41 bu; R/E Taxes: $1,282.40.
STARTING BID: $120,000



RECK AGRI REALTY & AUCTION
Reck means results

535 E Chestnut St // PO Box 407 // Sterling, CO // 970.522.7770

SMALL TEAM, BIG RESULTS > reckagri.com

PO Box 407 // Sterling, CO 80751

ADDRESS SERVICE REQUESTED

PRSRT FIRST CLASS
U.S. POSTAGE
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MAIL U.S.A.

VISIT **RECKAGRI.COM**

Watch ONLINE on the Reck Agri App.

Register for online bidding 24 hrs in advance.

November 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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DEUEL & PERKINS COUNTIES, NE | 638± ACRES >> 3 PARCELS

NOVEMBER 3-4, 2021 // DRYLAND