

ONLINE ONLY AUCTION >

# WEST BRULE IRRIGATED LAND AUCTION

KEITH COUNTY, NE | 307± ACRES

Bidding Opens: February 15, 2022 @ 8:00 am, MT  
Bidding Closes: February 16, 2022 @ 12:00 noon, MT



Listing #7121A06

**307± TOTAL ACRES PIVOT & FLOOD IRRIGATED // DRYLAND // GRASS**  
OFFERED AS 1 PARCEL



For More Information, Contact:



**Ben Gardiner**, Salesperson  
bgardiner@reckagri.com



**Marc Reck**, Broker  
marcreck@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.

**ONLINE BIDDING PROCEDURE:** The WEST BRULE IRRIGATED LAND AUCTION property will be offered for sale as 1 parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on Tuesday, February 15, 2022. The auction will "soft close" @ 12:00 noon, MT on Wednesday, February 16, 2022, 2021. Bidding remains open as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids.

**To bid at the online auction:**

- Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit [www.reckagri.com](http://www.reckagri.com) and click on the WEST BRULE IRRIGATED LAND AUCTION property page to register to bid.
- Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below.
- 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. A Detail Brochure may be obtained by visiting the WEST BRULE IRRIGATED LAND AUCTION property page at [www.reckagri.com](http://www.reckagri.com) or by calling Reck Agri Realty & Auction.

**SALE TERMS/PROCEDURE:** The WEST BRULE IRRIGATED LAND AUCTION is an online only auction with RESERVE. The property will be offered as 1 parcel. 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 Brokerage 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

March 23, 2022. Closing to be conducted by Thalken Title Company 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 levied or assessed, and subject to all easements and restrictions or covenants now of record. 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. 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. The Buyer(s) to receive a TBD title commitment within Detail Brochure, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto 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; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

**POSSESSION:** Possession of property upon closing.

**LEASE:** Seller attests there is no farm lease (verbal or written) and/or any prior lease has been appropriately terminated. Should a tenant claim interest in the property, Seller to stand all costs associated with said termination.

**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.

**WATER RIGHTS & EQUIPMENT:** Seller to convey all Seller's water rights, water wells, well permits, and equipment appurtenant to the property for irrigation use. Each of the wells are subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the Twin Platte Natural Resource District. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates or adequacy of irrigation wells, and/or condition of all irrigation equipment. See parcel information for the description of well permits and irrigation equipment.

**GROWING CROPS:** None

**REAL ESTATE TAXES:** 2021 Real Estate Taxes to be paid by Seller. 2022 Real Estate Taxes and thereafter to be paid by Buyer(s). Buyer(s) to place their own value on personal property tax on Form 521.

**FSA DETERMINATION:** FSA base acres and yields to pass with the property as designated within Detail Brochure. Buyer(s) and Seller, at closing, to sign a memorandum of understanding (MOU) 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 convey all OWNED mineral rights to Buyer(s).

**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 Color 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, which may be obtained by visiting the property page at [www.reckagri.com](http://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 WEST BRULE IRRIGATED LAND 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.

A **DETAIL BROCHURE** is available upon request and is **REQUIRED** to bid at the auction, via cell phone, or online bidding. It includes the terms and conditions of the auction, pertinent facts, title commitment, Farm, Ranch, & Land Purchase Agreement. For additional color photos visit WEST BRULE IRRIGATED LAND AUCTION on our website: [reckagri.com](http://reckagri.com).

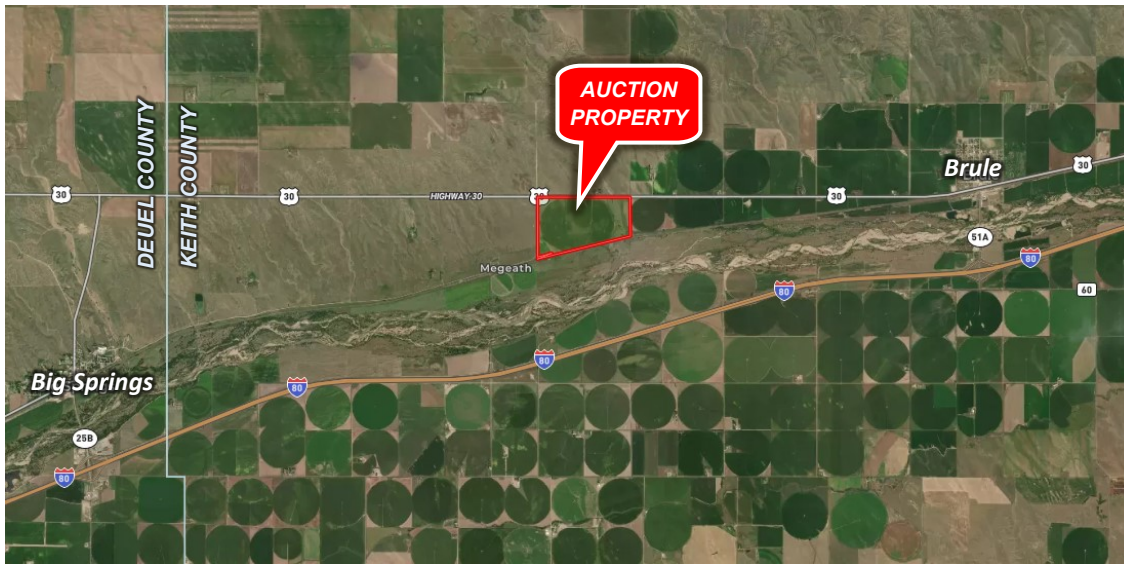
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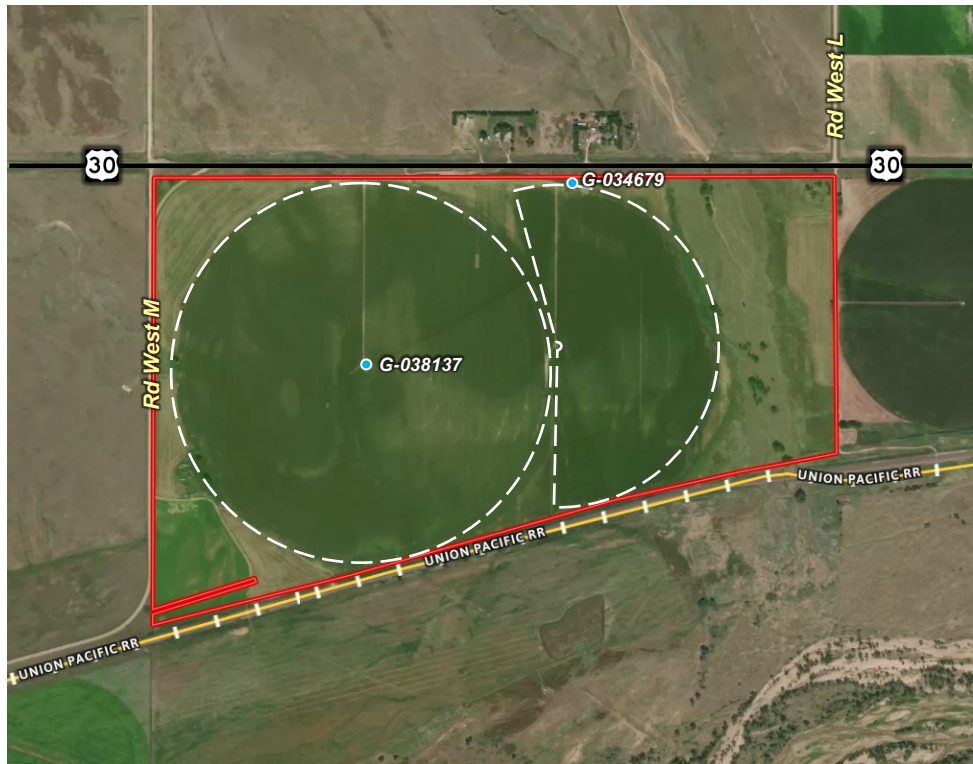


# MAPS + PARCEL DESCRIPTION

## LOCATION MAP:



## AERIAL MAP:



## PARCEL DESCRIPTION:

307.3± total ac. 215.0± ac pivot irr; 14.1± flood irr; 33.9± ac dryland; 44.3± ac grass. 2 irrigation wells w/ 243.43 certified acres in Twin Platte NRD - no pumping restrictions. Seller to credit Buyer(s) \$42,000 for needed well repairs to improve efficiency. Possession upon closing. Seller to convey all OWNED mineral rights. FSA Base: 182.0 ac corn w/ 149 bu PLC yield; 12.2 ac wheat w/ 32 bu PLC yield.

**LEGAL:** Sec 24, lying N of RR, T13N-R41W, Keith County, NE.

**2021 R/E Taxes:** \$8,978.08, plus \$1,582.30 occupation tax.

*Starting Bid: \$700,000*







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

reckagri.com

PO Box 407 // Sterling, CO 80751  
ADDRESS SERVICE REQUESTED

VISIT [RECKAGRI.COM](http://RECKAGRI.COM)

Watch ONLINE on the  
Reck Agri App.

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FEBRUARY 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	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	1	2	3	4	5

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**FEBRUARY 15-16, 2022 // PIVOT & FLOOD IRRIGATED // DRYLAND // GRASS**