ONLINE ONLY AUCTION ›

NEBRASKA PANHANDLE CRP LAND AUCTION

KIMBALL & BANNER COUNTIES, NE | 1,256± ACRES

Bidding Opens @ 8:00 am and Closes @ 12 noon on August 18, 2022

1,256± TOTAL ACRES CRP - GRASSLAND

OFFERED IN 3 PARCELS

For More Information, Contact:

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bgardiner@reckagri.com

TERMS & CONDITIONS + PARCEL DESCRIPTIONS

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 owners of the 1,256.5± acres are selling to complete a 1031 exchange. The parcels are located 12 mi to 24 mi NE/NW and 11 mi S of Kimball, NE in Kimball & Banner Counties. Property offered in 3 separate parcels currently enrolled in CRP with areas of grassland. 2 parcels expire in 2022 and 1 parcel in 2025. Some areas could be broken out to farm or remain as grassland for grazing.

SALE TERMS/PROCEDURE: The "NEBRASKA PANHANDLE CRP LAND AUCTION" is an online only auction with RESERVE. Property to be offered in 3 parcels. Competitive bids determine the outcome of the auction. 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 conclusion of the auction, the highest bidder(s) will sign the Land Purchase Agreement for the amount of the bid. Required earnest money deposit to be for 15% of the purchase price. Purchase contract will not be contingent upon financing.

TITLE: Title Insurance to be used as evidence of marketable title. The premium to be split 50-50 between Seller and Buyer(s). Seller to pass title by Warranty Deed free and clear of all liens, encumbrances, and subject to existing roads; established easements and rights-of-way; prior mineral reservations, and other matters affected by exceptions within title commitment which is included in the Detail Brochure for your review.

CLOSING: Buyer(s) shall pay on or before September 23, 2022, the purchase price in good funds, respective closing costs, and sign required documents. Closing to be conducted by Ferguson Title Services, LLC. Closing service fee to be split 50-50 between Seller and Buyer(s).

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

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. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

POSSESSION: Possession upon closing.

REAL ESTATE TAXES: 2022 taxes to be prorated to the day of closing.

CRP CONTRACTS: Seller to reserve the 2022 CRP payments on all 3 parcels. Seller to convey CRP contract on Parcel #3 and 2023 and thereafter payments to Buyer(s). Parcels #1 & #2 CRP contracts expire 9/30/2022.

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

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. 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 "NEBRASKA PANHANDLE CRP 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.

ONLINE BIDDING PROCEDURE: The Nebraska Panhandle CRP Property will be offered for sale in 3 parcels. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on August 18, 2022. The auction will "soft close" @ 12:00 noon, MT on August 18, 2022. 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 on any of the parcels. 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 Nebraska Panhandle CRP Land 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: Prior to auction, Buyer (s) to review the terms and conditions as set forth in the Detail Brochure. 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 Nebraska Panhandle CRP Land Auction property page at www.reckagri.com or by calling Reck Agri Realty & Auction.**

PARCEL #1: 322.9± ac; 276.2± ac CRP, 46.7± ac grass/rds; Legal: S1/2 of 21, T13N, R55W, Kimball Cty, NE; Location: From Kimball, NE, 10 mi S to Rd 125, 1 mi E; CRP contract expires 9/30/2022, annual payment - $7,485 @ $27.10/acre; 2021 R/E taxes: $1,762.06.

Starting Bid: $135,000

PARCEL #2: 621.5± ac; 324.8± ac CRP, 296.7± ac grass/rds; Legal: All of 11, T16N, R55W; Kimball Cty, NE; Location: From Kimball, NE, 9 mi N to Rd 52N, 3 mi E; CRP contract expires 9/30/2022, annual payment - $8,597 @ $26.47/acre; 2021 R/E taxes: $3,223.12.

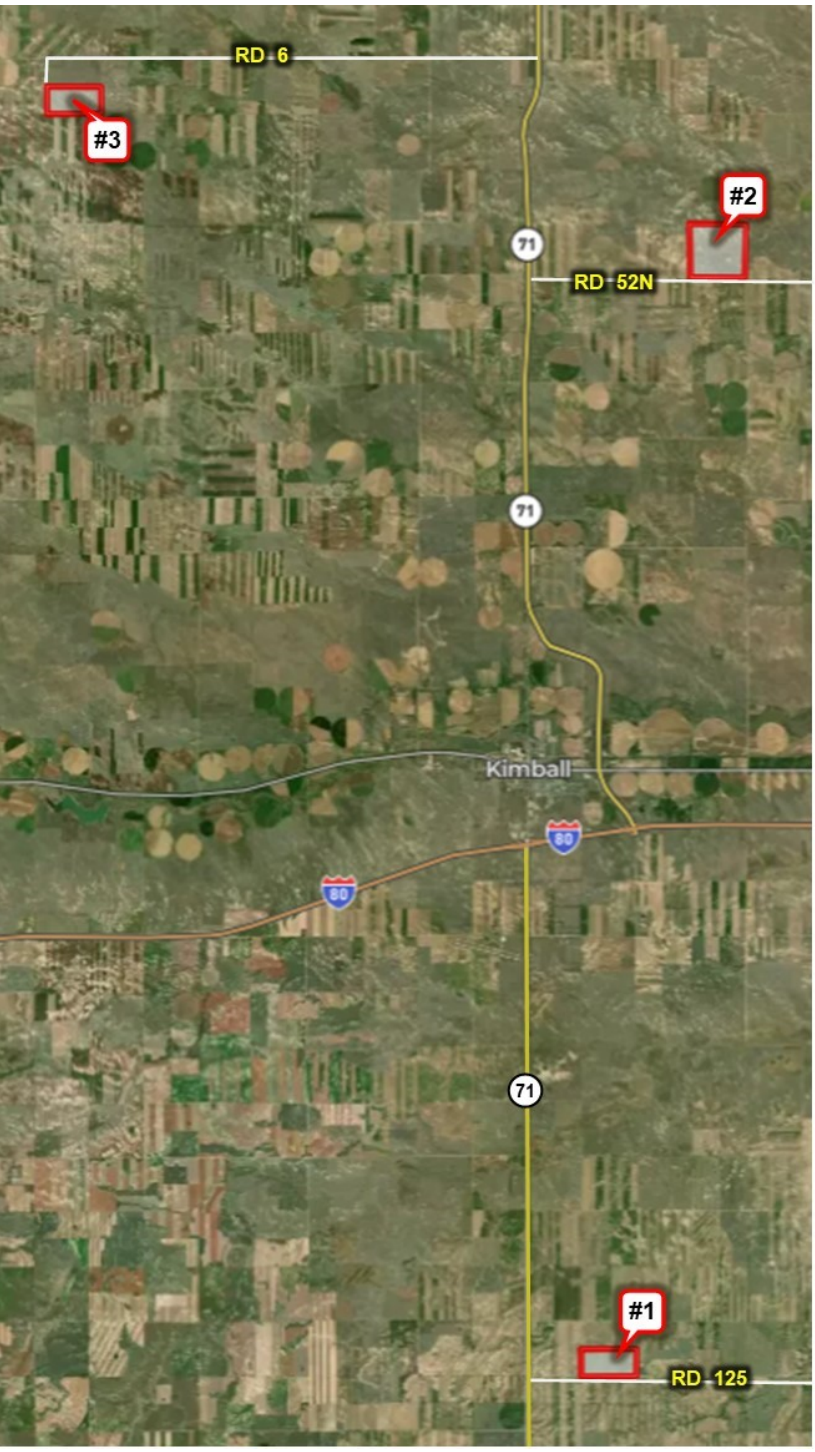
Starting Bid: $180,000

PARCEL #3: 312.1± ac; 291.0± ac CRP, 21.1± ac grass/rds; Legal: S1/2 of 30, T17N, R56W; Banner Cty, NE; Location: From Kimball, NE, 14 mi N to CR 6, 9 mi W, 1/2 mi S; CRP contract expires 9/30/2025, annual payment - $9,021 @ $31.00/acre; 2021 R/E taxes: $1,519.16.

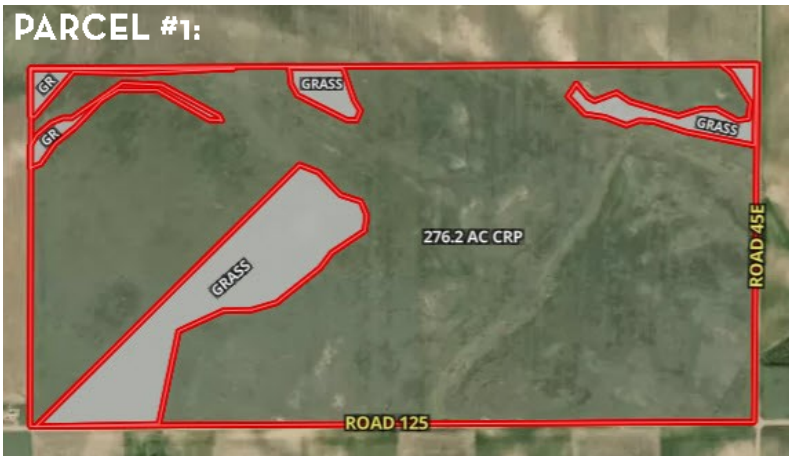
Starting Bid: $75,000

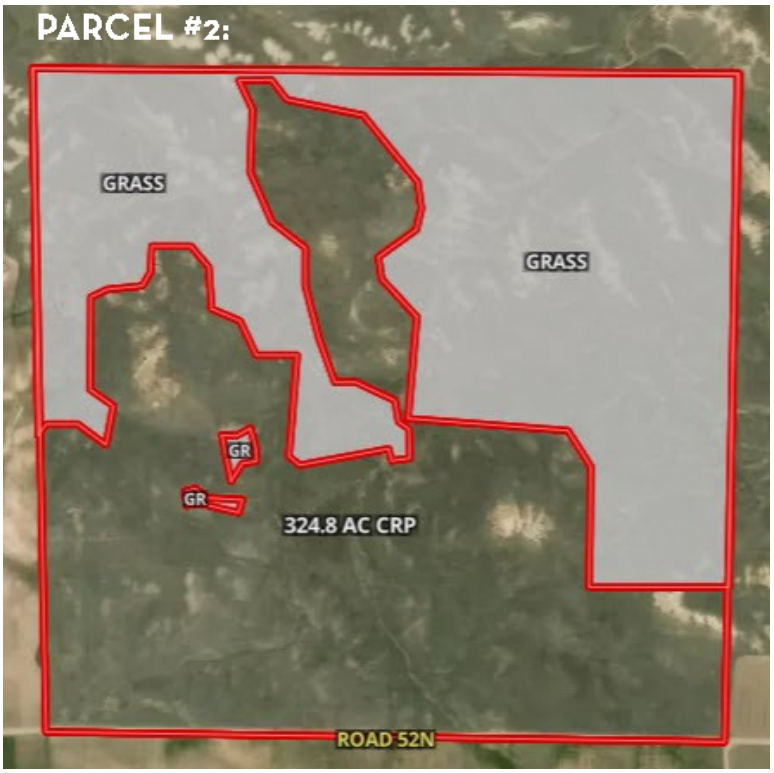
MAPS

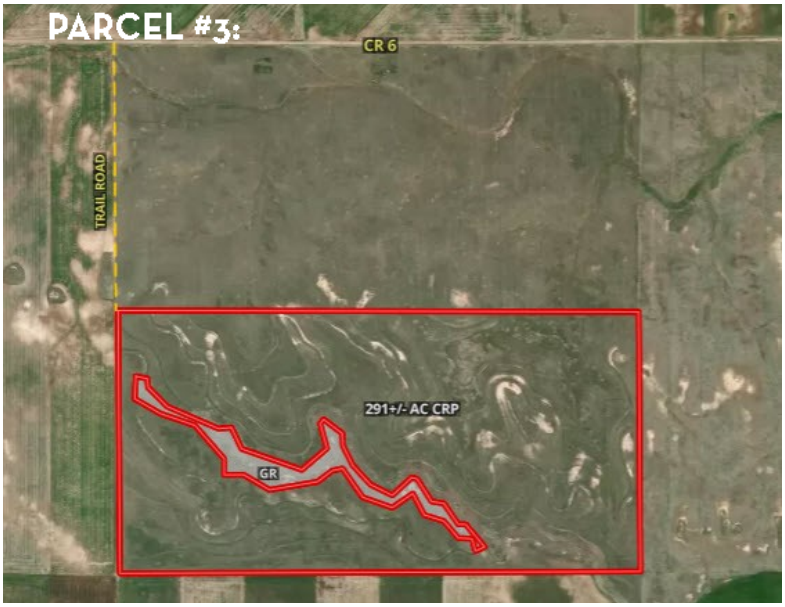
LOCATION MAP:



AERIAL MAP:







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AUGUST 2022

SUN	MON	TUE	WED	THU	FRI	SAT
	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	31			

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