

Scheele Family Land Auction

KIMBALL COUNTY, NE

Thursday, May 4, 2023, 10:30 am MT

The Sagebrush | 615 E 3rd St. | Kimball, NE

**LIVE
Auction**

**1,841.7±
Total Acres**

**Dryland | Grass
Improvements**

**668.5± Ac Enrolled
in CRP**

Grain Storage



Office: 970.522.7770 | Toll Free: 800.748.2589



For More Information, Contact:

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Auction Terms + Photos

OVERVIEW: The heirs of Dean and Elaine Scheele are offering their family's farm for sale by auction. This live auction features 1,841.7± acres of dryland, CRP, grass, 1 farmstead with grass and 3 parcels with grain storage near/in Bushnell and Dix, NE. This property has been in the same family for over 100 years and once sold, may never again be publicly offered for sale.

AUCTION PROCEDURE: The "Scheele Family Land Auction" is a land auction with RESERVE. The Scheele property to be offered as a "MULTI PARCEL" Auction in 10 Parcels, 2 Combos, and as a Home Unit. The parcels, combos, and home unit will be offered in the sale order as stated within the brochure. Competitive bidding will determine the outcome of the auction. Bids will be taken for total purchase price not price per acre.

TERMS: Upon the conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, except Parcel #2A which will require 5% of the purchase price. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before June 2, 2023 and to be conducted by Ferguson Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed. 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). Title commitments will be available for review within the Due Diligence Packet.

POSSESSION: Possession upon closing except farmland is subject to farm lease for 2023 crop season.

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: Seller to convey all water rights appurtenant to the property.

GROWING CROPS: Buyer(s) landlord share of growing crops. Buyer (s) to accept transfer of indemnity of crop insurance and pay premium at closing.

REAL ESTATE TAXES: 2023 real estate taxes to be paid by Buyer (s).

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

ACREAGES: All stated acreages approximate and are obtained from FSA and/or County Assessor records. Said records may indicate different acreages, no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

BIDDER REQUIREMENTS: To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at reckagri.com, or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

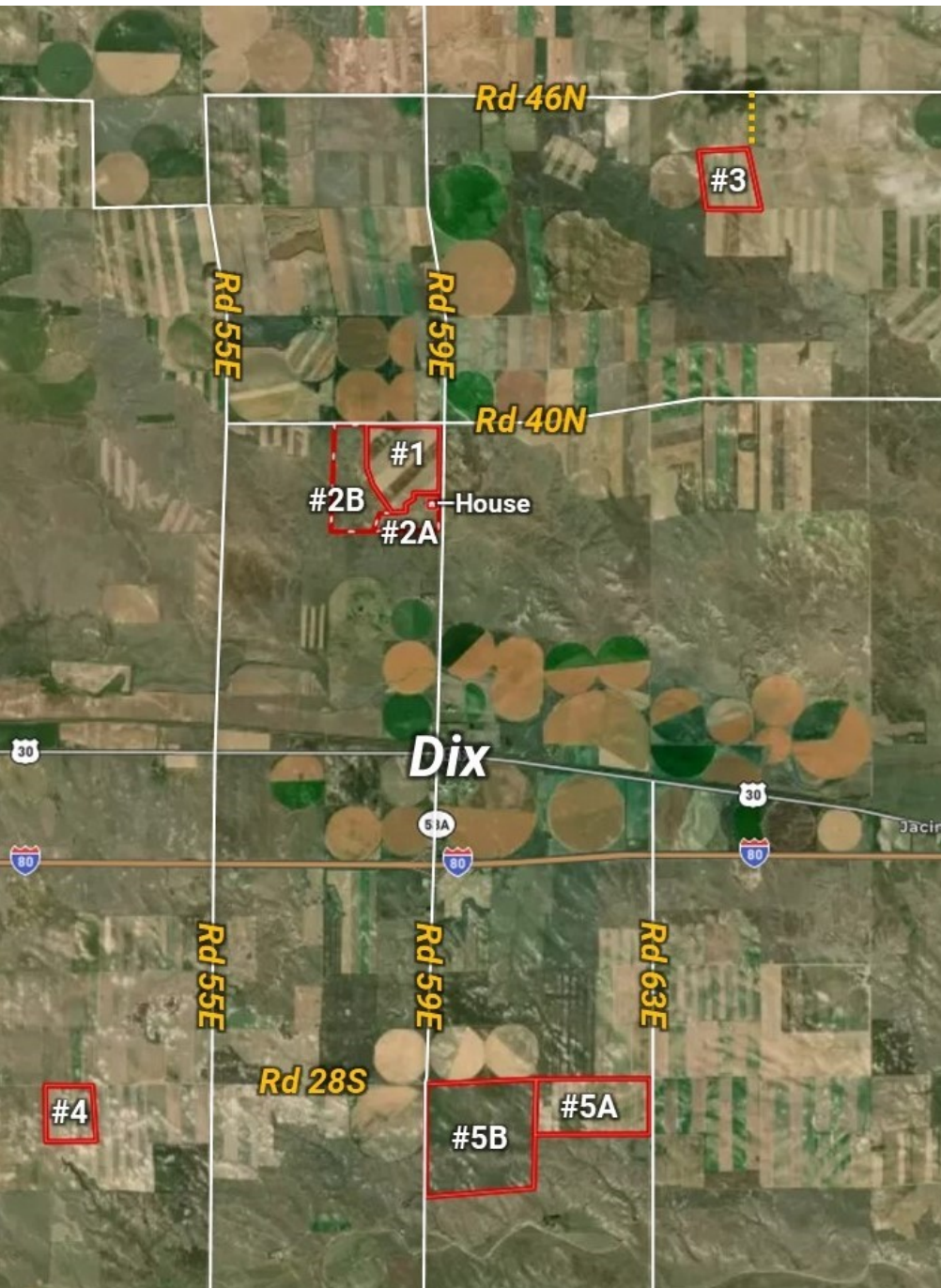
NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for illustrative purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

ANNOUNCEMENTS MADE BY RECK AGRICULTURE REALTY & AUCTION AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL.



It is very important to us to respect the landowner's property and time. If interested, please call our office to schedule a showing of the property. Thank you!

Parcel Descriptions & Maps



LAND DESCRIPTIONS

Parcel #1 | DRYLAND - 273.0± acres: 97.3± ac growing wheat; Buyer(s) to receive landlord share. 175.7± ac stubble. Access via Rd 59E (east boundary) & Rd 40N (north boundary)
LEGAL: Part Sec 15, T15N-R54W
EST. R/E TAXES: \$1,296

Parcel #2A | IMPROVEMENTS W/ GRASS - 87.0± acres: 3bd/1bth (1,084± sq ft) home built in 1922. Livestock barn, Quonset, Garage, and other outbldgs; Domestic well (#G-165368) & septic. Access via Rd 59E, 2± mi N of Dix, NE.
ADDRESS: 3828 Rd 59E, Dix, NE
EST. R/E TAXES: \$1,668
OPEN HOUSE DATES TBD

Parcel #2B | GRASS - 222.0± acres: Perimeter fenced; solar pump with tank.
LEGAL: Part Sec 15, T15N-R54W
EST. R/E TAXES: \$1,036

Combo #2 | 309.0± acres: Grass with improvements. Parcels #2A & #2B
EST. R/E TAXES: \$2,704

Home Unit | 582.0± acres: 273.0± ac dryland, 309.0± ac grass with improvements. Parcels #1, #2A, & #2B
LEGAL: All of Sec 15, T15N-R54W
R/E TAXES: \$4,000

Parcel #3 | DRYLAND - 164.1± acres: All in stubble.
LEGAL: SE1/4 Sec 31, T16N-R53W
R/E TAXES: \$1,003

Parcel #4 | DRYLAND - 143.4± acres: 46.0± ac planted to wheat; 97.4± ac stubble.
LEGAL: NE1/4 Sec 18, T14N-R54W
R/E TAXES: \$774

Parcel #5A | DRYLAND/CRP - 327.6± acres: 261.8± ac dryland; 78.2± ac planted to wheat; 183.6± ac stubble; 62.4± ac enrolled in CRP with annual payment of \$1,094 (\$17.53/ac), expiring 9/30/30. 3.4± ac grass/rds
LEGAL: N1/2 Sec 13, T14N-R54W
R/E TAXES: \$1,492

Parcel #5B | CRP - 627.0± acres: 606.1± ac enrolled in CRP with annual payment of \$13,116 (\$21.64/ac), expiring 9/30/30; 20.9± ac grass/rds
LEGAL: All Sec 14, T14N-R54W
R/E TAXES: \$3,012

Combo #5 | DRYLAND/CRP - 954.6± acres: 261.8± dryland; 668.5± ac CRP; 24.3± grass/rds. Parcels #5A & #5B
R/E TAXES: \$4,504

Parcel #6 | LOT - 0.26± acre: 13,500± bu capacity—2 bins
LEGAL: Bourlier Add'n Lot 3—N Pine St. (Dix, NE)
R/E TAXES: \$86

Parcel #7 | LOT - 0.15± acre: 15,500± bu capacity—6 bins
LEGAL: Kimball Grain Co-op - Dix Lot 7—N Spruce St./Rd 59E (Dix, NE)
R/E TAXES: \$28

Parcel #8 | LOT - 0.25± acre: 10,250± bu capacity—4 bins
LEGAL: Young's Subdivision Lot 4—1st St. (Bushnell, NE)
R/E TAXES: \$124

SCAN QR CODE TO SEE WEBSITE



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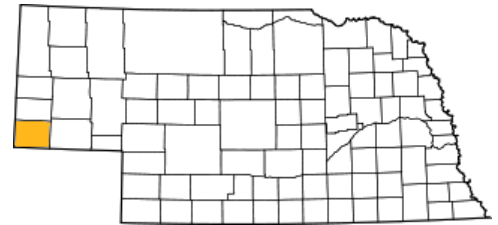
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1,841.7± Total Acres | 10 Parcels

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