

Thomas Tuell Trust Pivot Irr. Land Auction

LINCOLN COUNTY, NEBRASKA

Tuesday, August 15, 2023

Bidding Opens @ 8 AM, Closes @ 12 PM (noon) **Central-CST**

Online
ONLY
Auction

163.9±
Total Acres

128.7± Pivot
Irrigated Acres

137.15 Certified
Irrigated Acres
Twin Platte NRD



Register to bid and learn more about this property at reckagri.com



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Salesperson
bgardiner@reckagri.com

Auction Info + Location Map

OVERVIEW: The Thomas Tuell Trust Pivot Irrigated Land Auction features pivot irrigated acres in Lincoln County, NE. This easily accessible property is located 4.5± west of North Platte on S. River Rd. Opportunity to raise alfalfa, feed, and/or irrigated row crops. Currently in irrigated wheat to be harvested prior to auction. Early possession allows for fall planting

AUCTION PROCEDURE: The "THOMAS TUELL TRUST PIVOT IRRIGATED LAND AUCTION" is an online-only auction with RESERVE. The property will be offered as 1 parcel. Competitive bidding will determine the outcome of the auction. Bids will be taken for total purchase price not price per acre.

TERMS: Upon 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, and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closing is on or before September 15, 2023. The closing fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Trustee's Deed free and clear of all liens, encumbrances, and special assessments, and is subject to all easements and restrictions or covenants now of record.

POSSESSION: Upon signing of the contract, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s) defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Seller. If closing does not occur due to the default of Seller, Seller to reimburse Buyer(s) for fieldwork completed at custom rates and invoiced crop expenses.

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

WATER RIGHTS: Seller to convey all water rights, well permits, and equipment appurtenant to the property. The wells are subject to the rules, regulations, and limitations of the NE Department of Natural Resources and the Twin Platte NRD. Water rights are being sold AS IS-WHERE IS without warranty or guarantee of any water right matters, pumping rates and/or adequacy of the irrigation well, and/or condition of the irrigation equipment.

REAL ESTATE TAXES: 2023 R/E taxes due in 2024, to be prorated to date of closing.

GROWING CROPS: No growing crops.

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

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

ONLINE BIDDING PROCEDURE: The Thomas Tuell Trust Pivot Irrigated Land Auction will be offered for sale as one parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am CST on August 15, 2023. The auction will "soft close" @ 12:00 noon, CST on August 15, 2023. Bidding remains open on as long as there is continued bidding on the property. Bidding will close when 5 minutes have passed with no new bids on the parcel.

To bid at the online auction: Download RECK AGRY MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Thomas Tuell Trust Pivot Irrigated Land Auction property page to register to bid.

BIDDER REQUIREMENTS: Prior to the auction, your registration must be approved by Reck Agri Realty & Auction. Prospective bidders must review and accept full terms and information as stated within the Due Diligence Packet. This Due Diligence Packet may be obtained by visiting Thomas Tuell Trust Pivot Irrigated Land Auction property page at reckagri.com or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling the office.

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 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 "THOMAS TUELL TRUST PIVOT IRRIGATED LAND AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and to refuse bids from any bidder.

Announcements made by Reck Agri Realty & Auction at the time of the sale will take precedence over any previously printed materials.



**T. TUELL
TRUST PIVOT**

North Platte

DIRECTIONS

From North Platte I-80
exit 177 to S. River Rd.
4.5± mi west on S.
River Rd to property.

7.5± mi to
Hershey exit 164

S. River Rd

S. River Rd

Exit 177

83

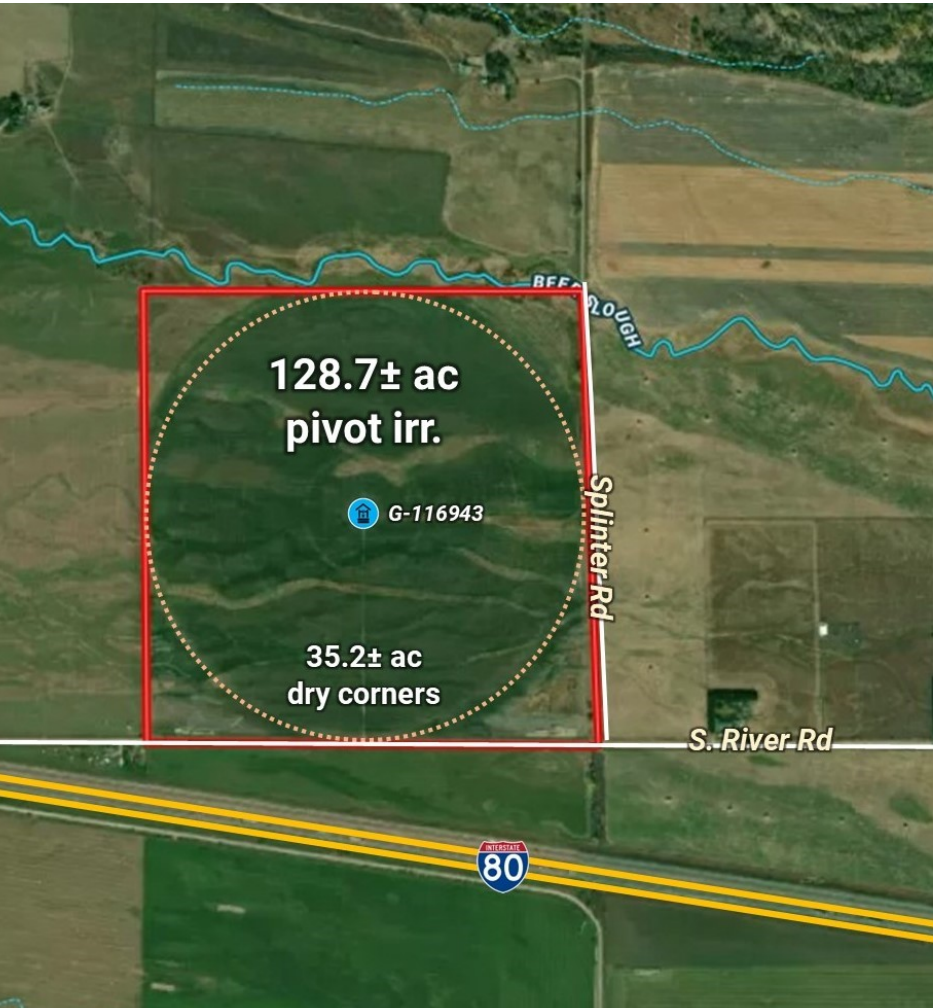
80

30

80



Description + Map + Photos



Description - 163.9± total acres

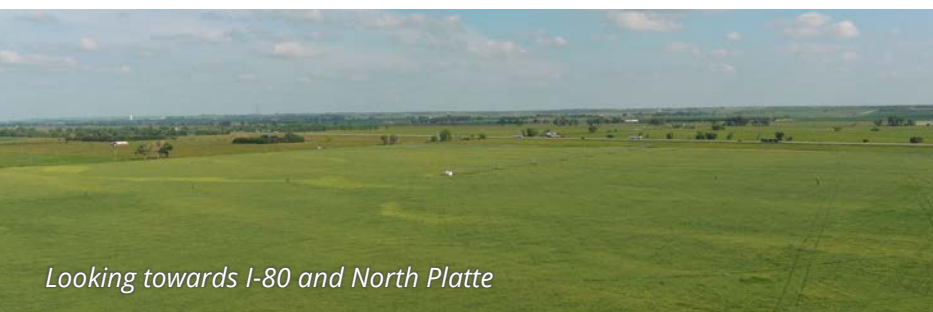
- 128.7± pivot irrigated acres
- 35.2± ac dry corners
- 137.15 Twin Platte NRD certified irrigated ac
- Lincoln County, NE
- Irrigation Well w/40 HP electric motor and pump w/ 7-tower Valley 8000 Pivot
- NE Well Reg: G -116943
- Fall possession - No Farm Lease
- Seller to convey OWNED mineral rights
- **R/E Taxes:** \$8,513.86
- **LEGAL:** SE1/4 of 3, T13N, R31W

Starting Bid: \$540,000

NOTE: Online-only auction held in Central (CST)



40 HP electric motor & pump



Looking towards I-80 and North Platte



Current wheat crop



PO Box 407, Sterling, CO 80751
ADDRESS SERVICE REQUESTED

PRSRRT FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

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We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



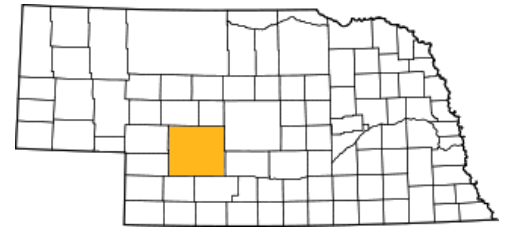
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Thomas Tuell Trust Pivot Irr. Land Auction

164± Total Acres



LINCOLN COUNTY, NE



Tuesday, August 15, 2023
Bidding Opens at 8 AM,
closing at 12 PM (noon) CST

Online-only auction on 128±
pivot irrigated acres with
Twin Platte NRD certified
irrigated acres near North
Platte, Nebraska.

