

DUE DILIGENCE PACKET ADDENDUM

Printed: October 21, 2024

CENTRAL DEUEL COUNTY DRYLAND AUCTION

Deuel County, Nebraska

TO BE SOLD AT

MULTI PARCEL AUCTION
with RESERVE

Tuesday, October 22, 2024

Bidding Opens: 8 am, MT | **Bidding Closes:** 12 noon, MT

FOR FURTHER INFORMATION OR FOR SHOWING BY APPOINTMENT CONTACT . . .
Ben Gardiner, Salesperson or Marc Reck, Broker



535 E Chestnut, PO Box 407, Sterling, CO 80751
(970) 522-7770 or 1-800-748-2589
bgardiner@reckagri.com
reckagri.com

Parcel Information



Legal Description:

SW1/4 of Section 7, except a tract more particularly described in the Warranty Deed recorded in Book 56, Page 330 of the Deeds records, Township 13 North, Range 43 West of the 6th PM, Deuel County, NE.

See Pages 34-44 for legal description, title commitment, and title exceptions.

Acreage:

146.9± Ac Dryland

0.1± Ac Grass/Rds

147.0± TOTAL

Land Tenure:

Soils consists primarily of Class II & III. See Soils Map on Page 20.

Taxes & Assessments:

Approximate 2023 real estate taxes paid in 2024 were: \$1,310.72.

FSA Information:

FSA bases: 89.75 ac wheat w/ 38 bu PLC yield.

Comments:

Currently wheat stubble. Possession upon closing. Wheat stubble was sprayed in Fall 2023 (32 oz Glyphosate, 16 oz Diacamba, 5.33 oz Mesotrione); intended for corn/milo/millet in 2025. Buyer to reimburse Seller \$2,800.50, at closing, for this expense. See Page 55 for copy of invoice.

Starting Bid:

\$150,000

