

# ABSOLUTE REAL ESTATE AUCTION

149.89 +/- Acres of Pivot Irrigated Cropland in Custer County, NE

WED., APRIL 17, 2019 • 1:00 P.M.

Sale Site: Sargent Community Building • 314 W Main, Sargent, NE

**Land Location:** From Sargent, NE on North Hwy #183 travel 5 miles west on Sargent Road (Victoria Springs Road) to the property lying on the south side and corner of 448 Road all marked by Wolf Auction signs.

**Legal Description:** Lots 3-4, South Half of the Northwest Quarter of 2-19-19, Custer County, NE.

**Acres:** 149.89 +/- tax assessed acres.

**2018 RE Taxes:** \$7,866.82

**Certified Irrigated Acres:** Sargent Irrigation District records indicate 135.5 surface water acres under contract with 15" of water at \$13.50 per acre water assessment and \$26 per acre water tolls.

**Improvements:** Include a 2007 7 tower Valley pivot with drops, Cams Valley control box, 15hp 3phase electric motor, Berkley pump.



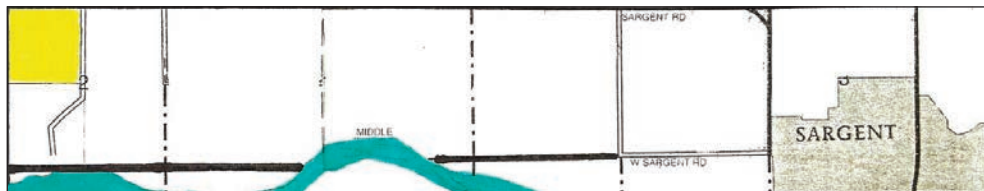
**FSA Information:** FSA records indicate 136.67 cropland acres with 12.8 base acres of wheat, 108.9 base acres of corn and 3.3 base acres of soybeans.

**Well Information:** Nebraska Department of Natural Resources indicates Well #G-019695 was drilled on 10-1-1938, 90' depth with 17' static level, 50' pumping level, pumping 600 gpm (as-is).

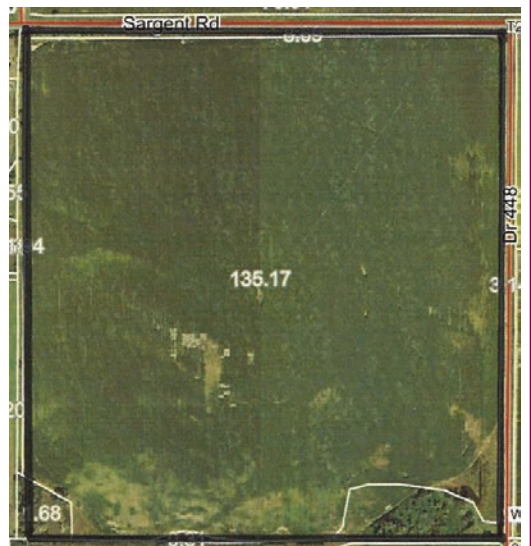
**Broker's Comments:** The property offers excellent two sided access off the paved county road with good farming practices and productive ground with full swing center pivot. A small pond lies in the southwest corner. This property is just north of the Middle Loup River and has recreational and hunting potential.

**Agency Clause:** Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

**Announcements:** Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.



**Terms:** 10% down the day of the sale with balance due at closing on or before May 13, 2019 with early possession possible. Title insurance premium to be divided 50/50 between buyer and seller. 2018 Real Estate taxes will be paid by the seller. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing. **Call for a private showing.**



**D. Bruce & Judy A. Slagle, Owners**

**WOLF INC. AUCTION & REAL ESTATE**

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