

Wachal LAND AUCTION

Selling 130 Irrigated Acres in (2) Tracts

TUESDAY, JANUARY 21, 2025 • 10:00 A.M.

EAGLES CLUB, 322 EAST 11TH STREET, SCHUYLER, NEBRASKA 68661

TRACT 1

LEGAL DESCRIPTION: The West Half of the Northeast Quarter of Section 20-17-3, Colfax County, Nebraska, containing 79.89 Acres More or Less

LOCATION: Located 1/4 mile west of County Road 9th and D, southwest of Schuyler, NE

PROPERTY DESCRIPTION: This is a Level Tract of Irrigated Land with predominantly Class II soils

FSA INFORMATION: FSA indicates 78.52 Cropland Acres with a Corn Base of 72.7 acres and a 164 Bushel yield. The Soybean acreage of 5.8 acres with a 53 Bushel Yield.

WELL INFORMATION: Well ID Registered as G031882, 84ft depth, 19ft pumping level, Rated at 1200 GPM. There is gated irrigation pipe that is included with the property.

TAXES: 2023 taxes \$6698.42

POSSESSION: Possession will be granted at closing.

TRACT 2

LEGAL DESCRIPTION: The East 50 Acres of the East Half of the Northeast Quarter Excluding The North 440' of Section 25-17-2, Colfax County, Nebraska, Containing 50 Acres More or Less

LOCATION: Just south of County Road 7 and C, southwest of Schuyler, NE

PROPERTY DESCRIPTION: This is a Level Tract of Irrigated Land with predominantly Class II soils

FSA INFORMATION: :FSA indicates 49.4 Cropland Acres with a Corn Base of 45.3 acres and a 164 Bushel yield. The Soybean acreage of 3.9 acres with a 53 Bushel Yield.

WELL INFORMATION: (South Well) Well ID Registered as G024951, 66ft depth, 41ft pumping level, Rated at 1000 GPM. (North Well) Well ID Registered as G073105, 69ft depth, 66 ft pumping level, 500 GPM

There is gated irrigation pipe that is included with the property.

TAXES: 2023 taxes \$4097.04

POSSESSION: Possession given at closing subject to the tenants rights through February 28, 2025.

INSPECTION: To inspect the properties, contact Russ Moravec at 402-367-8218.

Please view our website at **WWW.MORAVECAUCTIONS.NET** for photos, drone footage, and soil maps of the properties.

The Real Property, the Irrigation Wells, and any Irrigation Equipment sells in as-is condition, no warranties are expressed or implied.

MANNER OF SALE: The Properties will be offered as Individual Tracts.

TERMS: 15% down day of sale with the signing of a purchase agreement. The balance to be paid on or before March 3, 2025. Full possession will be granted at closing. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2024 Real Estate Taxes will be paid by the seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.

WACHAL FAMILY, OWNER



MORAVEC
AUCTION CO.

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Russ Moravec, Auctioneer and Real Estate Broker

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