

LAND AUCTION

Not Very Often Does a Place of this Location and Quality Come on the Market!! Make plans today to buy the Property that has been admired for many years! This is a good producing farm and a fantastic rural homesite. The Farm is capable of raising All Crops Associated with the Area. Great Potential for Future Development. 110 ± Acres Farm ground, 122 Acres NRD Water. Highway Frontage. Offered in 2 Separate Parcels!!

FARM TRACT: This nice farm will consist of approximately 110 acres without the Home Tract. There are approximately 76.5 acres irrigated by the 2002 Valley Pivot. There will be approximately 33.6 acres of additional farm land outside the pivot which is under the water certification. As you can see, Lots 2 & 3 will sell with the Farm Tract. These two lots are in a sanitary sewer, water and street improvement district and will have assessments on development. These special assessments have been deferred until the property is developed and changed from agricultural status. This may be a benefit for the Buyer in the future!

Located: Just ¼ mile north of The Solution Center on Hwy 87 laying on the East side (at the Northeast edge of Alliance, Nebraska)
FSA Information: There are 119.19 Acres Farmland, 118.63 DCP Cropland. There are 118.60 Acres Corn Base with a PLC Yield of 150. (Currently carried with the Home Tract)

Upper Niobrara White NRD Information: There will be approximately 118 acres Certified Water Right Under Upper Niobrara White NRD with 74.3 inches remaining beginning in 2018 for the 2015-2019 Allocation Period.

Well Information: Well ID #3782 Drilled in 1973, 122 Acres Irrigated, 260' Deep, Pump Set at 108', 92' Static, 900 GPM.

Wireless Tower in Northwest Corner of Property is owned by American Tower. The rental income from this tower has been prepaid to 2022 and will be retained by the Seller. Tower rent runs thru 9/22 with 5 Year Auto Extensions for \$345 month with inflation. \$20,700 1st 5 Years \$23,805 2nd term and \$27,000 3rd term through 2037. The Tower Company has the right to remove the tower at any time.

Real Estate Tax Information: The Farm Tract Real Estate Tax is estimated to be \$3,927.65 on 100 acres. Lot 2 Containing 4.3 Acres estimated taxes are \$284.00. Lot 3 Containing 5.5 acres estimated taxes are \$306.14. The Seller will pay all taxes to 12/31/2018. The 2017 taxes were \$7,313.50 on the Home and Land Together.

Possession: The Buyer will have possession on Closing subject to the Tenant's Rights to March 1, 2019. Closing will be on or before December 12, 2018.

Legal Description: Part of the Southwest Quarter of Section 30, Township 25 North, Range 47 West of the 6th P.M., Box Butte County, Nebraska. Including Lots 2 & 3, 2nd Addition Leo-Rosa, Alliance, Nebraska.

Sale Day Deposit: \$40,000.00

HOME INFORMATION

Nice Ranch Style Home with Open Floor Plan and Attached Garage on 10 Acres close to town. Well established Trees. Private domestic Well for use on the Property, The Well is NOT connected to the UGS or the Home. The property is currently connected to City Water, Sewer and Power.

The Home Tract has been surveyed and contains 10 Acres. Approximately 4 acres of NRD water will be retained with the Home Tract. Land Owner will not be Allowed to Drill Separate Irrigation Well.

Home Features: 4,032 sq. ft. of Living Area on 10 Acres!

Master Bedroom 12'x15' with ¾ Bathroom, Built in Storage, 8 ½' Closet • Bedroom Two: 15' x 10'2" with 10' Closet •

Bedroom Three: 11' x 10' with Nice Closet • Built in Linen Storage • 2 Coat Closets • Kitchen Area is 22' x 16' which includes Pantry, Trash Compactor, Disposal • Den is 13'3" x 11' with Wood Fire Place • Dinette 10' x 13' 6" •

Utility Room is 12' x 7' with Toilet, Sink, Shower, Washer & Dryer and Coat Closet • Large Basement including 1 Room that is 15' x 49' 6" including built in Bar and Pool Table with Real Barnwood Wainscoting • Non-Conforming Bedroom in Basement is 15'3" x 12'6" •

Large Storage Room 15'3" x 18' • Partially Finished Bathroom • Under the Stairs in Basement is a 6' x 19' Pantry • Newer 40 Gallon Hot Water Heater, Newer Lennox Furnace, Water Softener

Attached Garage with Opener is 20' x 23' Garage Door is 16'w x 7'h •

Shop Building: 40' x 72' Steel Shop, Insulated with 3 OH Doors, 1 walk-in door, full cement floor, and plumbing for bathroom.

Signage: The Home Tract currently has 2 Billboards on Hwy. 87 frontage. Not Currently Generating any Income.

Real Estate Taxes: Estimated to be around \$3,563.80 but final determination will be made by the County Assessor after the Deed has been recorded.

Legal Description: The Acreage has a "Meets and Bounds" description per survey.

Sale Day Deposit: \$20,000.00

Minerals: The Sellers are reserving a one-half non-participating royalty interest in oils, gases and minerals for a period of 15 years from date of deed.

TERMS: The Land is to be sold for Cash, not contingent on financing. All financial arrangements must be made prior to sale. Sale Day Deposits due upon being the successful Bidder which requires signing the Purchase Agreement. The balance will be due on Closing on or before **December 12th, 2018**. Seller will agree to co-operate should the Buyer be using a 10-31 Tax Deferred Exchange (not to exceed the intended Closing, unless prior arrangements are made). The Sale is subject to Seller Confirmation; however, it is the intention of the Seller to Sell to the Highest and Best Bidder! Bidders must do their investigation and due diligence prior to bidding. The Buyers are buying the property "as is." The information and maps provided are by the various sources deemed reliable, Kraupie's Real Estate & Auctioneers (Agents for the Seller), do not assume responsibility for its accuracy or completeness. Announcements at Sale supersede all prior advertising printed, or oral.