

763 Acres (+/-) Red Willow County, NE

Selling in 4 Tracts - No Combination

**ABSOLUTE
LAND AUCTION**

Wednesday - April 23, 2025 - 10 AM

Community Building - Grandville Ave - Danbury, NE

Richard Remington & Jacqueline Remington

FARMERS - CATTLEMEN - HUNTERS

Take advantage of this opportunity to acquire 763 Acres (+/-) with 445 Acres (+/-) of productive southern Red Willow County Dry Cropland selling in 4 Tracts. These Tracts are located North of the Beaver Creek Valley Northwest, North, Northeast & Southwest of Danbury.

Tract 1

LEGAL DESCRIPTION: The N½ of Section 15 - Township 1 North - Range 28 West of the 6th P.M., Red Willow County, Nebraska

THE TRACT: 329.50 Acres (+/-) consist of 230.93 FSA Acres (+/-) Dry Cropland, 80.72 Acres (+/-) Pasture and 13.77 Acres (+/-) Canyon. This farm has been operated as Dryland with desirable productive Soils. The Pasture is Native Grass with a central-located Solar-Powered Well, Stock Tank and Serviceable Fence. There is an old concrete block House in the NE corner of this Tract that is included with the Pasture Acres. The Canyon is habitat for Native Wildlife with grass and some trees. Access from Rd 394 on the East side and Rd 393 on the West side.

FSA DATA: (estimate) Contract Acres: Wheat 89.12 Grain Sorghum 8.91 Corn 59.91
PLC Yield Average: Wheat 40 Grain Sorghum 57 Corn 88

2024 TAXES: \$ 2,528.08

METHOD OF AUCTION: This Tract will be Sold separately and will Sell as One Tract undivided.

SUBJECT TO: Existing lease, fences, boundaries, covenants, easements, oil and gas leases, if any, roads as the same may appear of record. All acre amounts are Estimates Only.

MINERALS: Seller does not own the Mineral rights on this Tract.

Tract 2

LEGAL DESCRIPTION: The E½ NE¼ of Section 8 - Township 1 North - Range 27 West of the 6th P.M., Red Willow County, Nebraska

THE TRACT: 90.30 Acres (+/-) consist of 57.57 FSA Acres (+/-) Dry Cropland and 30.15 Acres (+/-) Pasture. This farm has been operated as Dryland with desirable productive Soils. The Pasture is Native Grass with a Windmill on the Well, a Stock Tank and Serviceable Fence. There is an Oil Well in the field that is Not Included with this Tract. Access from Dr 706 on the South side and Rd 398 on the East side.

FSA DATA: (estimate) Contract Acres: Wheat 22.22 Corn 14.93
PLC Yield Average: Wheat 40 Corn 88

2024 TAXES: \$ 2,528.08

METHOD OF AUCTION: This Tract will be Sold separately and will Sell as One Tract undivided.

SUBJECT TO: Existing lease, fences, boundaries, covenants, easements, oil and gas leases, if any, roads as the same may appear of record. All acre amounts are Estimates Only.

MINERALS: Seller does not own the Mineral rights on this Tract.

Tract 3

LEGAL DESCRIPTION: The NE¼ of Section 10 - Township 1 North - Range 27 West of the 6th P.M., Red Willow County, Nebraska

THE TRACT: 180.89 Acres (+/-) consist of 157.02 FSA Acres (+/-) Dry Cropland and 23.87 Acres (+/-) Canyon. This farm has been operated as Dryland with desirable productive Soils. The Canyon is habitat for Native Wildlife with grass and some trees. There is an Oil Well in the field that is Not Included with this Tract. Access from Dr 706 on the South side, Rd 400 on the East side and Rd 707 on the North side.

FSA DATA: (estimate) Contract Acres: Wheat 89.12 Grain Sorghum 8.91 Corn 59.91
PLC Yield Average: Wheat 40 Grain Sorghum 57 Corn 88

2024 TAXES: \$ To Be Determined (This Tract has not previously been taxed as a separate Tract)

METHOD OF AUCTION: This Tract will be Sold separately and will Sell as One Tract undivided.

SUBJECT TO: Existing lease, fences, boundaries, covenants, easements, oil and gas leases, if any, roads as the same may appear of record. All acre amounts are Estimates Only.

MINERALS: Seller does not own the Mineral rights on this Tract.

Tract 4

LEGAL DESCRIPTION: Part of the NW¼ of Section 34 - Township 1 North - Range 28 West of the 6th P.M., Red Willow County, Nebraska (Except the Tract in the NW corner where the House & Buildings are)

(Exact Legal Description & Acres shall be determined by the Survey which Seller shall pay for.)

THE TRACT: 163 Acres (+/-) consist of 163 Acres (+/-) Native Grass with Serviceable Fence, No Water Well and scattered Prairie Dogs. Good access from Hwy 89 on Rd 394 to the NE corner of the Tract.

FSA DATA: None

2024 TAXES: \$ To Be Determined (This Tract has not previously been taxed as a separate Tract)

METHOD OF AUCTION: This Tract will be Sold separately and will Sell as One Tract undivided.

SUBJECT TO: Existing lease, fences, boundaries, covenants, easements, oil and gas leases, if any, roads as the same may appear of record. All acre amounts are Estimates Only.

MINERALS: Seller shall reserve all Mineral rights for 20 years or until the end of production. Upon the expiration of either the 20 years or the end of production, the Mineral estate shall be reinstated with the Surface estate to the owner of record of the Surface estate at that time.

TERMS: The purchaser shall make a 20% earnest deposit the day of the auction by personal check, company check or wire transfer payable to Phelps County Title. The balance due at Closing on or before May 14, 2025. Full Possession upon successful Closing with the Seller Reserving Access to remove old machinery, vehicles and miscellaneous equipment from these Tracts until July 14, 2025. 2024 and prior years real estate taxes paid by Seller. Seller will convey a good and marketable Title to the Buyer evidenced by a policy of Title Insurance. Phelps County Title in Holdrege, NE shall conduct the Title and Escrow services. The cost of Title Insurance / Escrow Fee shall be divided equally among the Buyer and Seller. This property will not be sold subject to the Buyer obtaining financing to consummate the transaction. Buyers must have financial arrangements made prior to the auction. All of the property sells in "as is" condition, no warranties. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. The terms of the purchase agreement are not negotiable. Prospective buyers should inspect the property and draw their own conclusions. Heartland Partners Realty & Auctioneers are agents representing the seller.

See All the Maps & Pictures at:

www.hprealty.land

Heartland Partners Realty & Auctioneers

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