

IRRIGATED FARM FOR SALE

158.79 +/- Acres

LOCATION: This farm is located from the west entrance of Bruning, NE, 1 mile south and 2.5 miles west to the southeast corner of farm.

LEGAL DESCRIPTION: Southwest Quarter (SW ¼) of Section 11-T4N-R3W of the 6th P.M., Thayer County, Nebraska.

FARM DESCRIPTION: This farm consists of 158.79 acres more or less of which 154.07 acres are gravity irrigated with 3 reuse pits and 3.95 acre of roads.

IMPROVEMENTS: None

IRRIGATION EQUIPMENT: Farm sells with 160 hp Cat diesel irrigation motor with 10,000+ hours, (3) electric booster pumps, 100 hp, 6:5 ratio Amarillo gear head, 10 inch Ingersoll-Dresser pump, and (1) 10 inch McCrometer water flow meter. Irrigation pipe: Approximately 189 links x 8 inch x 30 feet long aluminum gated pipe, and numerous shut-off valves, elbows, & tees. All irrigation equipment sells with the farm in "as is condition".



The soil types on this farm are very good and a top production unit. Of the 154.84 irrigated acres, the Web Soil Survey classifies 138.6 acres as prime farmland and 20.3 acres are not. According to the county assessor records, 126.39 acres are Class I soils, 8.09 acres are Class II soils, and the remaining 20.36 acres are Class III soils.

IRRIGATION DATA: Well data includes:

Location	Registration#	Well ID	Drilled	GPM	Static Level	Pumping Level	Pump Column	Well Depth	Pump Depth
NE4 SW4 11-4N-3W	G-029598	36420	4/26/1968	2,250	NA	116 ft.	10 inch	175 ft.	150 ft.
SW4 SW4 11-4N-3W	G-000211	3442	4/15/1954	850	This well is abandoned but not registered as such with State.				

2019 FARM SERVICE AGENCY DATA: 155.81 total farmland acres. The FSA cropland acres and DCP acres are equal at 154.07. Total corn base acres are 153.26 with a PLC yield of 197. The farm was enrolled in ARC County in 2018. Seller shall receive 100% of any 2018 or prior FSA payments.

REAL ESTATE TAX INFORMATION: 2018 taxes are \$6,654.62 or \$41.91/acre and paid by the seller and all prior years' real estate taxes. 2019 and subsequent years taxes shall be the responsibility of the Buyer.

MINERALS: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s). Mineral interests are conveyed without any warranty, guarantees, and/or representation from the Seller or Agent.

CONDITIONS: This sale is subject to all easements, covenants, and restrictions of record. Buyer shall receive full possession at closing. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Bruning Real Estate Agency, LLC.

POSSESSION: Full possession shall be granted to Buyer at closing.

EARNEST MONEY: A 10% earnest money payment is required on the day of signing a real estate contract. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by the real estate agency in their trust account.

SALES CONTRACT AND TITLE: Immediately upon acceptance of the Buyer's offer, the buyer(s) will enter into a real estate contract and deposit with the Bruning Real Estate Agency, LLC the required earnest payment. Seller or Seller's Agent shall order an owner's policy of title insurance in the amount of the sale price from a title company of their choice. The cost of title insurance and escrow closing services will be shared equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

CLOSING: The sale closing will be held within 30 days after signing real estate contract. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Bruning Real Estate Agency, LLC.

ADDITIONAL INFORMATION: A Property Information Packet showing FSA information, aerial photo, tax data, soil types & other pertinent information is available upon request by contacting Craig Pope at 402-768-7473 or 402-768-3342 or Fred Bruning at 402-353-2555. You may also find the information at www.bruningbank.com/services/realestate.

AGENCY: Bruning Real Estate Agency, LLC and its agents represent the Sellers. Acreage calculations and data in this brochure have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the Seller or the Seller's agents. We urge prospective buyers to inspect and rely on their own conclusions. These are good farms in a highly productive area with a good groundwater supply for irrigation.

Seller – REX BIEGERT SECOND TRUST

Rex Biegert, Trustee

Due to the possibility of incorrect information and typographical errors, the real estate broker, owner, printer and web designer will not be held responsible for any errors that might appear in this advertisement. However, every effort has been made to describe the sale items accurately.

BRUNING REAL ESTATE AGENCY, LLC

www.bruningbank.com/services/realestate

Craig A. Pope, Real Estate Broker • 402-768-3342

Fred D. Bruning, Agent • 402-353-2555