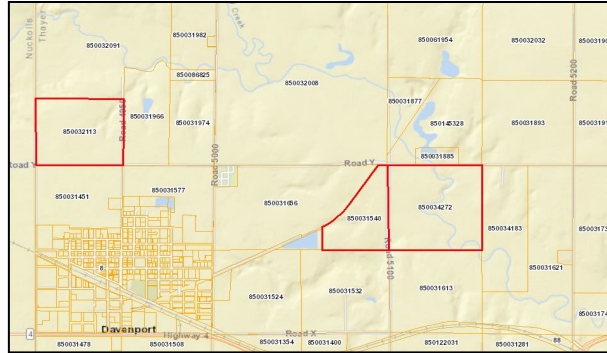


**362 +/- ACRES THAYER COUNTY NEBRASKA**  
**Selling 3 Tracts**  
**LAND AUCTION**

**To be held at the Davenport Community Building, Davenport, NE on**  
**TUESDAY, MARCH 14, 2023**  
**1:30 P.M.**

**Storm Date: Tuesday, March 21, 2023**



**LEGAL DESCRIPTIONS:**

**Tract 1:** The South 120 acres of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Four (4) North, Range Four (4) West of the 6th P.M., Thayer County, Nebraska and located directly North of Davenport, NE.  
Parcel ID#: 850032113

**Tract 2:** Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Four North (4N), Range Four (4), West of the 6<sup>th</sup> P.M., Thayer County, Nebraska and located from the northeast corner of Davenport, NE 1 mile east to the northwest corner of the farm. Parcel ID#: 850034272

**Tract 3:** That part of the North Half (N 1/2) of Section Seventeen (17), Township Four (4) North, Range Four (4) West of the 6th P.M., Thayer County, Nebraska lying east of center of the right of way of the former Fremont, Elkhorn and Missouri Valley Railroad, containing 80.34 acres more or less except that part commencing at the West Quarter corner of Section Seventeen (17), thence Easterly along the South line of the North Half of said Section, a distance of 1,776.6 feet more or less to the point of beginning; thence continuing Easterly along said South line of the North half of Section Seventeen (17), a distance of 1,349.0 feet, thence North Ninety degrees left, a distance of 645.8 feet more or less to the south line of said railroad right of way, thence southwesterly along said line of right of way 1,495.6 feet more or less to the point of beginning, containing 10.0 acres more or less. Tract 3 is located from the northeast corner of Davenport, NE 1 mile east to the northeast corner of the farm. Parcel ID#: 850031540

**FARM DESCRIPTION:**

**Tract 1:** 121.1 acres more or less. 108.98 acres irrigated, 2.00 acres dryland, 7.09 acres grass, and 3.03 acres of roads.

**Tract 2:** 165.41 acres more or less. 99.48 acres irrigated, 10.82 acres dryland, 53.3 acres timber, 0.43 acres building site, and 1.38 acres of roads. Well(s) located on this tract also provides irrigation water to Tract 3. Excellent hunting with the Big Sandy Creek on the property providing timber and grass habitat or earn extra income by leasing the hunting rights.

**Tract 3:** 75.15 acres more or less - 58.40 acres irrigated, 9.83 acres dryland, 5.36 acres of grass waterways, and 1.56 acres roads.

**IMPROVEMENTS:**

**Tract 2:** (2) 5,000-bushel steel grain bins with aeration floors and stir-raters, (1) 8,000-bushel steel grain bin with aeration floor, and (1) 8,000-bushel Behlen steel grain bin with aeration floor. (1) small metal shed covering domestic well that hasn't been used for many years. Natural gas lines are available at the bins. All improvements sold in "AS IS-WHERE IS CONDITION". Tenant owns (1) Sukup aeration fan

**IRRIGATION EQUIPMENT:** All irrigation equipment is owned by the seller and sells with the farm in "AS IS-WHERE IS CONDITION".

**Tract 1** sells with 80 hp @ 1,760 Pump RPM, 1:1 ratio Randolph gear head Model G80, SN: 84455, 8-inch Worthington pump, Kroy-Midwest 8-inch check valve, (1) 8-inch McCrometer water flow meter (S/N: NA), and single phase to three phase converter. This farm is irrigated by a 1976 Reinke 8 tower pivot, Model: 2-6E5-C, S/N:1762946, and a S100NV end gun. Irrigation pipe for acres currently gravity irrigated sells with the farm. Electricity to move pivot and natural gas are available at the well site.

**Tract 2: East Well:** sells with 60 hp @ 1,760 RPM, 11:10 ratio Amarillo gear head, Model S60A, SN:258864, 6-inch Flow Serve pump Model: 10C, S/N:0404NG022508-5, 6-inch Kroy-Midwest check valve, 6-inch McCrometer water flow meter (S/N:84-6-343). This well provides irrigation water to (2) Reinke 4 tower center pivots and gravity. One of the pivots is a 1977 Model 2-6E5, S/N:377C4254-80 with a PC100HD end gun. The 2nd pivot's information is NOT AVAILBLE. Only 1 pivot can be operated a time. Irrigation pipe for acres currently gravity irrigated from this well sells with the farm. Natural gas and electricity are NOT available at the well site.

**Tract 2: West Well:** sells with 50 hp @ 1,760 RPM, 1:11 ratio US Motor gear head, SN:10611, 6-inch Western Land Roller pump, S/N:9-95, 8-inch Kroy-Midwest check valve, 8-inch McCrometer water flow meter (S/N:14-20850-8), and single phase to three phase converter. Well provides irrigation water for (2) center pivots and gravity irrigated acres. Irrigation pipe for acres currently gravity irrigated from this well sells with the farm. The pivot located in the W2 NW4 16-4N-4W is a 1976 Reinke 8 tower pivot, Model: 2-6E5-C, S/N:1762946 and a S100NV end gun. The 2nd center pivot is located across the county road in the E2 NE4 17-4N-4W (Tract 3). Only 1 pivot can be operated a time and electricity to move both pivots and natural gas are available at the well site.

**Tract 3:** There is no irrigation well on Tract 3, but the Zimmatic pivot on this tract is supplied with irrigation water from the west irrigation well located in W2 NW4 16-4N-4W. The Zimmatic pivot is a 2013 (6) tower system with S/N: S038326. Electricity to move pivot and natural gas are available at the well site located in the W2 NW4 16-4N-4W.

**SOILS**

**Tract 1:** The soil types on this farm are very good and a top production unit. 102 acres (85%) are classified as prime farmland and 18 acres (15%) are not classified as prime farmland according to the Web Soil Survey. According to the county assessor records, 28.23 acres are Class I soils, 71.92 acres are Class II soils, 6.23 acres are Class III soils, 11.26 acres are Class IV soils.

**Tract 2:** The soil types on this farm are very good and a top production unit. 158.79 acres (96%) are classified as prime farmland and 6.8 acres (4%) are not classified as prime farmland according to the Web Soil Survey. According to the county assessor records, 135.3 acres are Class I soils, 3.05 acres are Class III soils, and 3.85 acres are Class IV soils.

**Tract 3:** The soil types on this farm are very good and a top production unit. 61.25 acres (81.5%) are classified as prime farmland and 13.9 acres (18.5%) are not classified as prime farmland according to the Web Soil Survey. According to the county assessor records, 35.53 acres are Class I soils, 24.31 acres are Class II soils, and 13.3 acres are Class IV soils.

**IRRIGATION DATA:** Well data includes:

Location	Registration#	Well ID	Drilled	GPM	Static Level	Pumping Level	Pump Column	Well Depth	Pump Depth
Tract 1: S ½ SW ¼ 7-4N-4W	G-033814	40846	3/06/1970	1,000	90 ft.	130 ft.	8 inch	251 ft.	NA
Tract 2: NW ¼ 16-4N-4W	G-026396	32999	10/07/1966	750	30 ft.	51 ft.	6 inch	128 ft.	NA
Tract 3: NW ¼ 16-4N-4W	G-002927	6595	5/11/1956	1,400	24 ft.	68 ft.	6 inch	140 ft.	NA

**2022 FARM SERVICE AGENCY DATA:** Crop Election Choice = ARC County - Corn, Soybean

	Farm Number	Farmland Acres	Effective DCP Cropland	Corn DCP Cropland	Grain Sorg Acres	Soybean Base Acres	Corn Base Acres	Corn PLC Yield	Grain Sorg PLC Yield	Soybean PLC Yield
<b>Tract 1:</b>	255	110.98	110.98	110.98	100.0	8.8	0.0	161	96	0
<b>Tract 2:</b>	255	111.55	111.55	111.65	97.6	9.1	0.2	161	96	54
<b>Tract 3:</b>	255	68.23	68.23	68.23	64.4	3.8	0.0	161	96	0

Seller shall receive their share of any 2022 or prior FSA payments.

**REAL ESTATE TAX INFORMATION:** Seller shall pay 2022 and all prior years' real estate taxes. 2023 and subsequent years taxes shall be the responsibility of the Buyer.

2022's  
**Tract 1:** \$4,354.38  
**Tract 2:** \$4,608.46  
**Tract 3:** \$2,241.40

**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.

**SELLING ORDER:** Tract 1 will be sold first to the highest bidder. Tracts 2 and 3 will be offered as individual tracts and then as a combination, whichever results in the highest total sale price.

**APPROVAL OF BIDS:** Final sale is subject to the Seller's approval or rejection.

**CONDITIONS:** This sale is subject to all easements, covenants, and restrictions of record. See possession terms below. 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 of the property shall be delivered 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 or Thayer County Title, LLC.

**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 402-768-3342 or Fred Bruning at 402-353-2555. You may also find the information at [www.bruningbank.com/services/realestate](http://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.

**Sellers – Heirs of Wendell Rex Van Skiver First Trust & Deloris E Van Skiver First Trust**

*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](http://www.bruningbank.com/services/realestate)

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

**Fred D. Bruning, Agent • 402-353-2555**