

Polk County Irrigated LAND AUCTION

Selling 222 Acres more or less in (2) tracts.

MONDAY, DECEMBER 16, 2024 • 9:00 A.M.

**REG'S 7 MILE STEAK HOUSE
HIGHWAY 81 /64 JUNCTION 41 ROAD, COLUMBUS, NEBRASKA**

AUCTIONEER'S NOTE

In order to settle the Estate of the late Jerome H. Reisdorff, we will be selling the following properties at Public Auction. Please note that these farms are well maintained and possess productive soils.

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 the 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 (per tract) with the signing of a purchase agreement. The balance to be paid on or before February 3, 2025. 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.

TRACT 1

LEGAL DESCRIPTION: The Northeast Quarter of Section 4-15-1 (LESS the Acreage of 493' X 410' located in the extreme northeast corner of the tract) Polk County, Nebraska, containing 147.38 acres more or less

LOCATION: Located approximately 8 miles North of Shelby, Nebraska at the Intersection of County Roads 139 and "U".

PROPERTY DESCRIPTION: This is a level Tract of land consisting of mainly Class 1-2 Soils. There are (2) Irrigation wells with Electric Power and a NEW Zimmatic Center Pivot that was erected in May, 2024. There is a 40 X 60ft Quonset Building with concrete floor on the Northeast corner of the farm as well as (2) older grain storage bins.

FSA INFORMATION: FSA indicates that there are 144.48 Cropland acres.

IRRIGATION WELL INFORMATION AND EQUIPMENT: Located in the Central Platte Resource District. South Well (servicing the south Corners) ID# G-019932, 113ft deep, 31ft Static level, 1000 GPM Rate. North Well (servicing the Center Pivot) ID# G-053198, 130 Ft deep, 50ft Static Level, 1200 GPM Rate. There is a NEW 7 Tower Zimmatic Center Pivot System that was erected in May 2024. The North Well (Center Pivot) had a NEW Franklin 50 HP submersible pump installed in October of 2023.

TAXES: 2023 taxes were \$9391.04

TRACT 2

LEGAL DESCRIPTION: Part of the West 1/2 of the Northwest Quarter of Section 36-16-1 (LESS the acreage at the northwest part of the tract) Polk County, Nebraska, Containing 75 Acres more or less.

LOCATION: From Reg's 7 Mile Steakhouse at the Junction of Highways 81 and 64, Columbus Nebraska, go 1 Mile South on Highway 81 to County Road 140 and then 3/4 mile West.

PROPERTY DESCRIPTION: This is a Pivot Irrigated tract of land consisting of Class 1-4 Soils that lays level. There are approximately 69 cultivated acres and a Zimmatic 7 Tower Center Pivot.

FSA INFORMATION: FSA shows 69.96 Cropland Acres

IRRIGATION WELL AND EQUIPMENT: Located in the Central Platte Resource District, Well ID# G-04937, 101ft deep, 60' Static Level, 1000 GPM. Zimmatic 7 Tower Center Pivot and electric power unit.

TAXES: 2023 Taxes are \$4020.00

**JEROME H. REISDORFF ESTATE, OWNER
GREG REISDORFF PERSONAL REPRESENTATIVE FOR THE ESTATE
RYAN TESSENDORF, ATTORNEY FOR THE ESTATE • 402-564-8555**



MORAVEC
AUCTION CO.

Moravec Auction Co LLC, Broker
2741 L Rd, David City, NE 68632
www.moravecauctions.net | 402-367-8218
Russ Moravec, Auctioneer and Real Estate Broker
Trev Moravec, Auctioneer and Salesman: 402-314-6318

