



**MONDAY, FEBRUARY 5, 2024 • 9:00 A.M.**

**SEWARD COUNTY FAIRGROUNDS "HARVEST HALL", 1625 FAIRGROUNDS CIRCLE, SEWARD, NE**

**AUCTIONEER'S NOTE**  
In order to settle the the late Vivian A. Schluckebier, we will be selling the following property at Public Auction. Please note that this farm has been well maintained and possess good soils.

**LEGAL DESCRIPTION:** The East Half of the NE 1/4 of Section 34-11-2, Seward County, Nebraska, containing 80 Deeded Acres more or less.

**LOCATION:** 3415 Alvo RD, Seward, Nebraska. Located approximately 3 miles west of Seward, NE to County Road "336" and 1 mile south to Alvo Road.

**PROPERTY DESCRIPTION:** This is a level Tract of land with an Irrigation well, Flowserve Electric Power Unit, and Zimmatic 9500 7 Tower Center Pivot.



**FSA INFORMATION:** FSA indicates there are 76.5 Cropland Acres: Corn Base 54.7 Acres with a 185 Bu PLC Yield; Soybean Base 16.7 Acres with a 50 Bu PLC Yield; Grain Sorghum 3.7 Acres with 99 Bu PLC Yield

**IRRIGATION WELL INFORMATION AND IRRIGATION EQUIPMENT:** Well ID# G-005300, 139ft deep, 123 ft Pumping level, 800 GPM Rate. There is a 2011 Zimmatic Model 9500 7 Tower Center Pivot with 60HP electric power unit on the property.

**TAXES:** 2023 taxes were \$5372.56

**POSSESSION:** Possession to be given at closing.

**INSPECTION:** To inspect the properties, contact Russ Moravec at 402-367-8218. Please view our website at [www.moravecauctions.net](http://www.moravecauctions.net) for photos, drone footage, and soil maps of the property. The Real Property, the Irrigation Well, and the Irrigation Equipment sells in as-is condition, no warranties are expressed or implied.

**TERMS:** 10% down day of sale with the signing of a purchase agreement. The balance to be paid on or before March 12, 2024. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2023 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.

**VIVIAN A. SCHLUCKEBIER LIVING TRUST, OWNER**  
**BILL SCHLUCKEBIER AND PEGGY FITZPATRICK, PERSONAL REPRESENTATIVES FOR THE ESTATE**



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AUCTION CO.

**Moravec Auction Co LLC**  
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