

# BUTLER COUNTY LAND AUCTION

MONDAY, FEBRUARY 28, 2022 9:00 A.M.

ULYSSES COMMUNITY HALL, 300 C STREET, ULYSSES, NE

SELLING 314 ACRES MORE OR LESS IN (3) TRACTS

**Auctioneer's Note:** In order to settle the Estate Of Carol Kratochvil, we will be selling the following (3) Parcels at Public Auction. The Parcels will be offered as Individual units only. The land is leased for the 2022 farm season. The buyer(s) will be granted a Landlord's Possession and receive the respective 2022 cash rent payments.



## TRACT 1

**Legal Description:** The Northwest Quarter of Section 14, Township 13 North, Range 2 East of the 6th P.M., Butler County, Nebraska containing 157 acres more or less (the Building site is not included).

**Location:** From Ulysses, Nebraska, go 1 mile east to "K" Road and 1 1/2 miles North.

**Property Description:** This is a level to gently rolling, Center Pivot-Irrigated tract of land. A 2012 Zimmatic Model 9500 8 Tower Center Pivot and Iveco Power Unit is included with the sale of the Property.

**FSA Information:** Cropland Acres-147.65 acres Corn Base is 83.70 acres with a 153 bu. PLC Yield Soybean Base is 15 acres with a 46 bu. PLC Yield Grain Sorghum Base is 48.62 acres with a 86 bu. PLC Yield Wheat Base is 5.77 acres with a 37 bu. PLC Yield

**Well Data: (Per Registration)** G-066825, ID#74853, (7/7/1981) 297ft depth, 190ft Pumping Level, Rated at 1000 GPM

**Taxes:** 2021 taxes are \$8399.04

**Possession:** The Land is Leased for the 2022 Farming Season. The buyer will receive all of the cash rent payments for the year 2022. Possession given at closing subject to the tenants rights through February 28, 2023

## TRACT 2

**Legal Description:** The Southeast Quarter of the Northeast Quarter AND The Northeast Quarter of the Southeast Quarter of Section 3, Township 13 North, Range 2 East of the 6th PM, Butler County, Nebraska, Containing 79.47 Acres more or less.

**Location:** From Ulysses, Nebraska, go 1 mile east to "K" Road and 2 and 1/4 miles North

**Property Description:** This is a Non-irrigated tract of land that lays level to slightly rolling. A portion of the Blue River runs through Southern portion the farm.

**FSA Information:** Cropland Acres-62.96 Corn Base-29.87with a 153 bu. PLC Yield Soybean base-11.25 with a 46 bu. PLC Yield Grain Sorghum-12.82 acres with a 78 bu. PLC yield Wheat Base 1.87 acres with a 37 bu. PLC Yield

**Taxes:** 2021 taxes are \$3518.00

**Possession:** The Land is Leased for the 2022 Farming Season. The buyer will receive all of the cash rent payments for the year 2022. Possession given at closing subject to the tenants rights through February 28, 2023

## TRACT 3

**Legal Description:** The Southwest Quarter of the Northwest Quarter AND the Northwest Quarter of the Southwest Quarter of Section 2, Township 13 North, Range 2 East of the 6th P.M., Butler County, Nebraska, Containing 76.65 acres more or less. **Location:** From Ulysses, Nebraska, go 1 mile East to "K" Road and then 2 and 1/4 miles North.

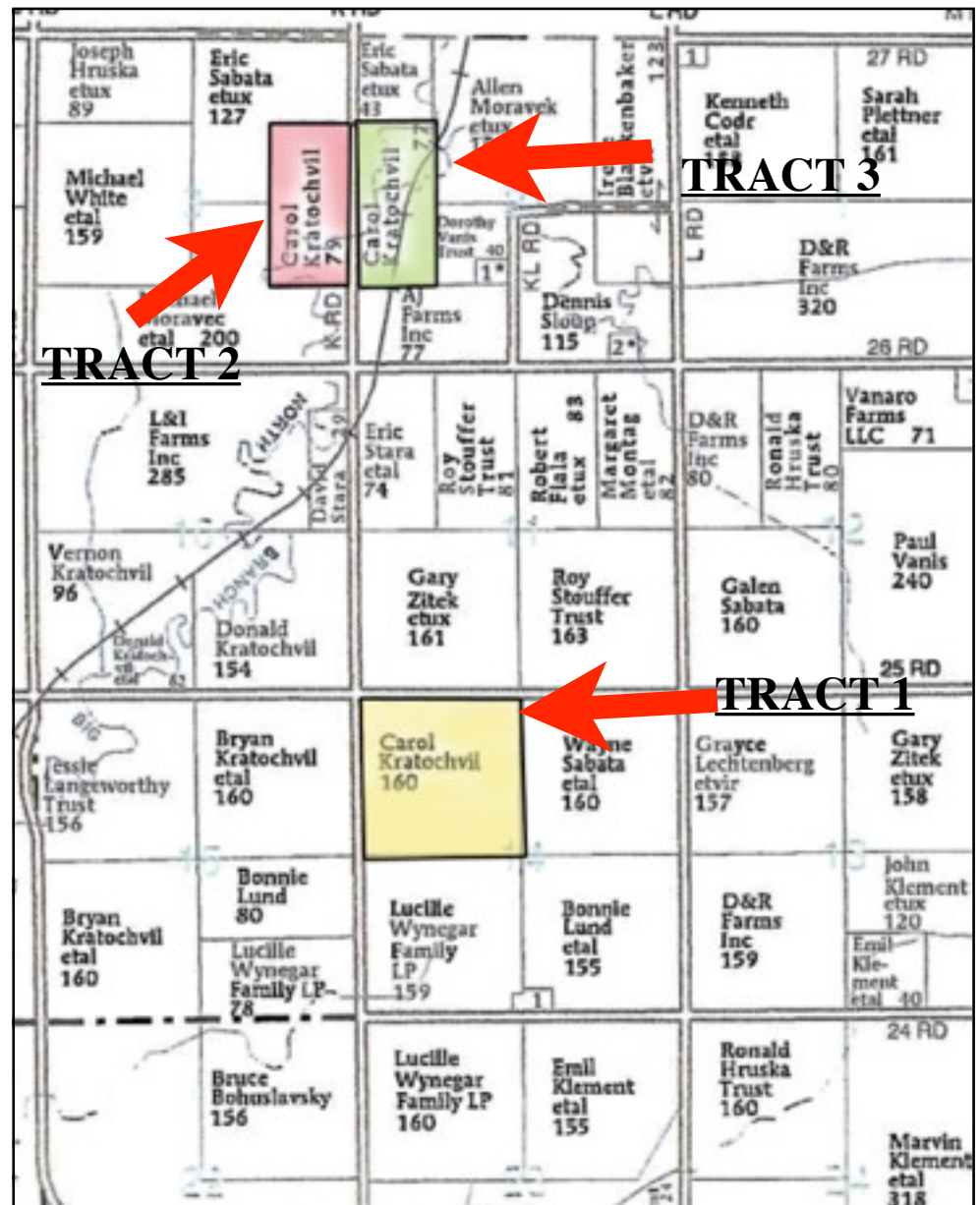
**Property Description:** This is a Non-irrigated tract that lays generally level. The Burlington Railroad and a Portion of the Blue River runs diagonally through the property.

**FSA Information:** Cropland Acres-66.79 Corn Base-33.46 with a 137 bu. PLC Yield Soybean Base-33.33 with a 45 bu. PLC Yield

**Well Data:** (Per Registration) ID# 34020 187 ft depth, 71ft pump level, rated at 1000 gpm.

**Taxes:** 2021 taxes were \$3396.84

**Possession:** The Land is Leased for the 2022 Farming Season. The buyer will receive all of the cash rent payments for the year 2022. Possession given at closing subject to the tenants rights through February 28, 2022



**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 properties.

**Manner of Sale:** The Properties will be offered as Individual Tracts only.

**Simulcast Internet Bidding is available by contacting Russ Moravec at 402-367-8218. Online registration must be completed 48 hours prior to the Auction in order to bid so please register as soon as possible!!!**

**Terms:** \$20,000.00 down (per tract) day of sale with the signing of a purchase agreement. The balance to be paid on or before April 4, 2022. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2021 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.

Carol Kratochvil Estate, Owner  
Donald Kratochvil and Gary Kratochvil, Co-Personal Representatives for the Estate  
Timothy J. Wollmer, Attorney for the Estate 465 4th Street, David City, NE

Moravec Auction Co LLC, Broker 2741 L Rd David City, NE 68632  
[www.moravecauctions.net](http://www.moravecauctions.net) Russ Moravec, Auctioneer and Real Estate Broker  
402-367-8218

Moravec Auction Co. LLC

2741 L RD, DAVID CITY, NE 68632

RUSS MORAVEC AUCTIONEER AND REAL ESTATE BROKER

402-367-8218



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