



ABSOLUTE LAND AUCTION

Stanton County NE

+/- 68 ACRES

Feb 4th, 2025 ▪ 1:00 pm

Stanton Fairgrounds, Stanton NE

See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

Seller – Shane Siecke

Auction Information: The auction will be held February 4, 2025 @ 1 P.M. in the Stanton Community Building @ the Stanton County Fairgrounds (302 6th St. Stanton, NE 68779). * In case of inclement weather our fallback date will be February 11, 2025 @1 P.M. (same location) *

Property Location: From Stanton, take Hwy 24 approximately 6 miles West towards Norfolk to 560th Ave. Turn South onto 560th Ave. and go ½ mile to 838th Rd. This will put you at the Northwest corner of the property being sold. This farm lays on the South side of 838th Rd. in an L pattern.
Or: From the Norfolk intersection of Hwy 275 and Hwy 24. Take Hwy 24 Southeast towards Stanton for approximately 3.5 miles to 560th Ave. Turn South onto 560th Ave. and go ½ mile to 838th Rd. This will also put you at the Northwest corner of the property being sold.

Legal: 16-23-1 Lot 1, Johnson LS in PT NW Elkhorn PCT. 68.18AC

Taxes 2024: \$1,728.08 or \$25.35 per acre

Parcel ID# 0002186.01

FSA/NRD Info: Corn Base Acres => 8.90

PLC Yield =>78

Wheat Base Acres => 0.40

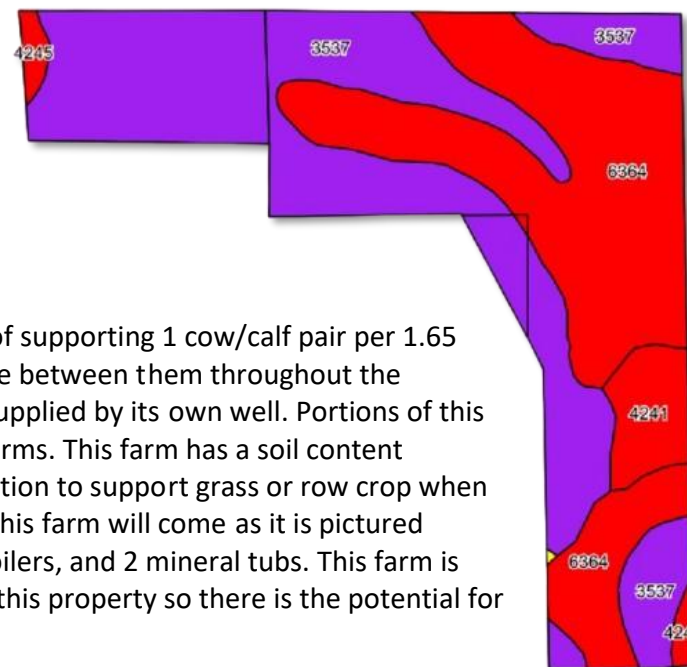
PLC Yield =>32

Oats Base Acres => 0.10

PLC Yield =>47

Well Data:

Registration=> G-117076
Type=>Livestock
Pump Rate=>12gpm
Pump Depth=>25'
Total Depth=>55'
Water Level=>16'
Year Installed=>2002



Land Description: This is a dryland +/-68.18 pasture with a very high carrying capacity. This pasture is capable of supporting 1 cow/calf pair per 1.65 acres or 42 pair per year. This farm is currently divided into 3 different paddocks allowing the operator to rotate between them throughout the season. Water is centrally located so the same tank can be used to supply water to each paddock. The tank is supplied by its own well. Portions of this farm were once row crop and could be converted back to it. The farm would produce similar to sub-irrigated farms. This farm has a soil content consisting mainly of Gibbon silty clay loam and Obert silty clay loam. These soils have very good moisture retention to support grass or row crop when we hit drier years. To find a pasture that can support this many pairs on these few of acres is truly a rare find. This farm will come as it is pictured including the large stock tank, all of the gates, all of the new high tensile fencing, the sorting corral, 2 hanging oilers, and 2 mineral tubs. This farm is open for the 2025 growing season. There is an easement for the proposed pathway for the carbon pipeline on this property so there is the potential for added income.

Order of Auction: The auction will be conducted on a price-per-acre style of sale. Auction will start promptly at 1 p.m. beginning with the opening announcements. The floor will then be open for questions pertaining to the property being sold. We will then start the bidding on the property. Breaks will be taken per the auctioneer's discretion.

Financing: This sale is **NOT** contingent upon buyer financing. Financing will need to be arranged prior to bidding at this auction. Property is being offered AS-IS with no warranties or guarantees implied or written. If a bidder cannot be present for the Auction, contact R.E.S.T. prior to the auction. A bank letter showing pre-approval will be required for any absentee bidder.

Sale Day Phone: (402)640-4000. If you are unable to attend the auction, please contact Rest Ag and Auction prior to the action.

Terms: The property will be sold to the highest bidder. The winning bidder will pay a non-refundable 10% down payment the day of the auction and sign a written Purchase Agreement. The remaining balance will be due on or before the closing date in the form of certified funds. Closing will be approximately 30 days after the auction. **The buyer will receive possession at closing.**

Disclaimer: Information was obtained from sources deemed reliable and accurate. Real Estate Solutions Team and R.E.S.T. Ag and Auction makes no guarantees of its accuracy. All bidders are encouraged to inspect the property and rely on their own conclusions prior to this auction. Property is sold subject to any easements, restrictions, or reservations of record if any. Announcements made the day of the auction will supersede any earlier announcements whether verbal or written. The seller reserves the right to accept or decline any and all offers prior to and during this auction.

See more PHOTOS and VIDEOS via our website: www.RestAgAuction.com

REAL ESTATE SOLUTIONS TEAM



Craig Korth
Realtor & Auctioneer
402-920-1239



Penny Korth
Realtor
402-640-4000

REAL ESTATE IS SOLD THROUGH REAL ESTATE SOLUTIONS TEAM

