

CHEYENNE COUNTY DRYLAND AUCTION

CHEYENNE COUNTY, NEBRASKA | 469± ACRES

**ONLINE
ONLY
Auction**

Tues, April 22, 2025

Bidding Opens: 8:00 am MT

"Soft" Closes at 12:00 pm (noon)



469±
TOTAL ACRES

CHEYENNE COUNTY, NE



Offered in 3 parcels | 2025 possession available | Southeast of Sidney, NE

For More Information:

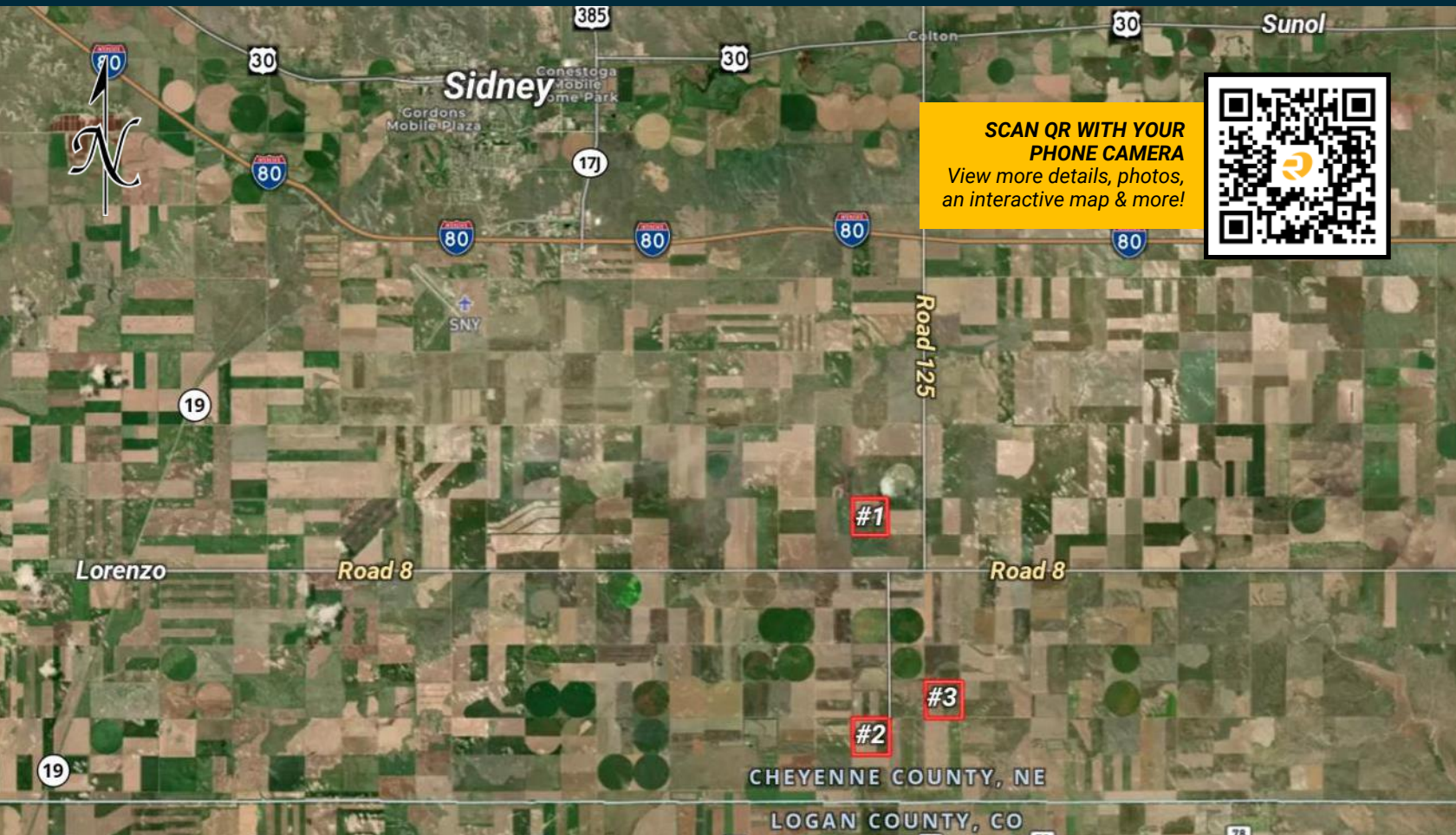
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Location + Auction Terms



ONLINE BIDDING PROCEDURE: The Cheyenne County Dryland Auction (with Reserve) will be offered for sale in 3 parcels. BIDDING WILL BE ONLINE ONLY on Tuesday, April 22, 2025. Bidding will begin @ 8:00 am MT; the auction will “soft close” @ 12:00 noon, MT. Bidding remains open on all parcels as long as there is continued bidding on 1 or more of the parcels. Bidding will close when 5 minutes have passed with no new bids on any of the parcels. Bidders may bid on any and/or all parcels at any time before bidding closes.

To bid at the online auction:

Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Cheyenne County Dryland Auction property page to register to bid.

Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. If you have questions regarding the bidding process and/or registration, contact our office.

BIDDER REQUIREMENTS: Requirements for Buyer(s) to be approved to bid online: 1.) Review and agree to the terms and conditions of the Due Diligence Packet; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies.

TERMS: Upon conclusion of the auction, the highest bidder(s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing. Sample contract is available within the Due Diligence Packet.

CLOSING: Closing is on or before May 23, 2025. Closing to be conducted by Thalken Title Company. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens. Title Insurance to be used as evidence of marketable title and cost of the premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Buyer(s) will have option to take possession of the land for 2025 and reimburse associated expenses to tenant for fieldwork completed, OR Buyer(s) can assume crop-share lease with tenant for 2025 crop year and receive 1/3 of any crops and be responsible for 1/3 of associated fertilizer expenses. If Buyer(s) selects to take possession for 2025, upon signing of contract and the earnest money clearing, Buyer(s) may enter onto the property and complete the necessary fieldwork to plant crops. Any completion of fieldwork and planting of crops does not constitute a farm lease. If Buyer(s)

defaults and doesn't close, all fieldwork, crop expenses, and earnest money is forfeited to Seller.

GROWING CROPS: Parcel #2 – Seller to convey to Buyer(s) all rights and interest to the landlord's right and interest of 52.6± acres currently planted as pursuant to the current verbal farm lease. Seller to assign all right, title, and interest to the crop insurance at time of closing. Buyer(s) to pay premium at closing.

PROPERTY CONDITION: Prospective buyers should verify all information contained herein, are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

R/E TAXES: 2025 real estate taxes due in 2026 to be paid by Buyer(s).

MINERALS: Seller to convey all of their OWNED mineral rights to Buyer(s).

ACREAGES: All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage. There will be no adjustment in purchase price if the acreage is different than what is stated in marketing materials and/or stated at the auction.

ANNOUNCEMENTS: The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for any omissions, corrections, or withdrawals. The maps utilized are not intended as a survey and are for illustrative purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a *Limited Seller's Agent*. Reck Agri Realty & Auction does not offer broker participation for this auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

ALL BIDDERS MUST REVIEW AND ACKNOWLEDGE RECEIPT OF A DUE DILIGENCE PACKET—REQUEST YOURS TODAY!

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or statements.

Property Description + Photos

Buyer(s) will have the option to take possession for 2025 crop season, or continue lease with current tenant(s) through 2025 on a crop-share basis. If Buyer(s) elects to terminate lease, Buyer(s) will be allowed to enter the property and begin necessary fieldwork and/or plant crops upon signing of the purchase contract and deposit of earnest money.

PARCEL #1

- 151.2± acres total
- 150.3± tillable acres
- 70.6± acres cornstalks; 79.7± acres wheat stubble
- Road 10 (north boundary)
- LEGAL: NW1/4 Sec 31, 13N-48W
- FSA Base: 62.60 ac wheat @ 38 bu; 3.10 ac oats @ 41 bu; 22.23 corn @ 116 bu
- R/E Taxes: \$967.26 (2024)

STARTING BID: \$135,000

PARCEL #2

- 159.1± acres total
- 159.1± tillable acres
- 54.0± acres cornstalks; 52.6± acres wheat (2025); 52.5± acres wheat stubble
- Road 4 (north boundary) – trail road
- LEGAL: NE1/4 Sec 14, 12N-49W
- FSA Base: 66.26 ac wheat @ 38 bu; 3.29 ac oats @ 41 bu; 23.53 corn @ 116 bu
- R/E Taxes: \$1,030.10 (2024)

STARTING BID: \$140,000

PARCEL #3

- 158.9± acres total
- 155.4± tillable acres
- 75.3± acres cornstalks; 80.1± acres wheat stubble
- Road 127 (east boundary)
- LEGAL: SE1/4 Sec 12, 12N-49W
- FSA Base: 64.72 ac wheat @ 38 bu; 3.21 ac oats @ 41 bu; 22.98 corn @ 116 bu
- R/E Taxes: \$1,013.80 (2024)

STARTING BID: \$140,000



The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

929,846

total acres sold

18,674

auction attendees

432

successful auctions

What's inside:

CHEYENNE COUNTY DRYLAND AUCTION

3 Parcels
469± total acres

ONLINE-ONLY AUCTION
April 22, 2025
8am - 12pm MT



Cheyenne County Dryland Auction

469± Total Acres | 3 Parcels

**ONLINE
ONLY
Auction**

ONLINE-ONLY AUCTION
Tuesday, April 22, 2025
8am - 12pm MT

Three quarter-sections of dryland located 8-11± miles southeast of Sidney, NE will be offered on this online-only (timed) auction. Bidding will open at 8 am with a soft close at 12 pm, and remain open until 5 minutes have passed with no new bids.

