

# NORTHWEST BIG SPRINGS DRYLAND AUCTION

DEUEL COUNTY, NEBRASKA

**ONLINE  
ONLY  
Auction**

Tues, December 10, 2024

Bidding Opens: 8:00 am MT

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

**302±**

TOTAL ACRES

DEUEL COUNTY, NE



*Quality dryland parcel located 10± miles northwest of Big Springs, NE.*

**For More Information:**

**Ben Gardiner**, Broker Assoc.  
bgardiner@reckagri.com

**Marc Reck**, Broker  
marcreck@reckagri.com



**Office**  
970.522.7770  
**Toll Free**  
800.748.2589  
**reckagri.com**

# Auction Terms + Location Map

**ONLINE BIDDING PROCEDURE:** The NORTHWEST BIG SPRINGS DRYLAND AUCTION property will be offered for sale in 1 parcel. BIDDING WILL BE ONLINE ONLY on Tuesday, December 10, 2024. Bidding will open @ 8:00 am MT and will "soft close" @ 12:00 noon, MT. Bidding time will extend 5 minutes with each new bid; bidding will close when 5 minutes have passed with no new bids.

To bid at the online auction: 1.) Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit [reckagri.com](http://reckagri.com) and click on the NORTHWEST BIG SPRINGS DRYLAND AUCTION property page to register to bid. 2.) Your registration must be approved by Reck Agri Realty & Auction before you may bid. See Bidder Requirements below. 3.) If you have questions regarding the bidding process and/or registration, call Reck Agri Realty & Auction at 970-522-7770.

**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:** Buyer(s) will have the option to close either December 31, 2024 or January 10, 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) shall have possession upon closing.

**PROPERTY CONDITION:** All prospective Buyer(s) should verify all information contained herein and 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.

**FSA DETERMINATION:** FSA base acres and yields to pass with the property is designated within the Due Diligence Packet.

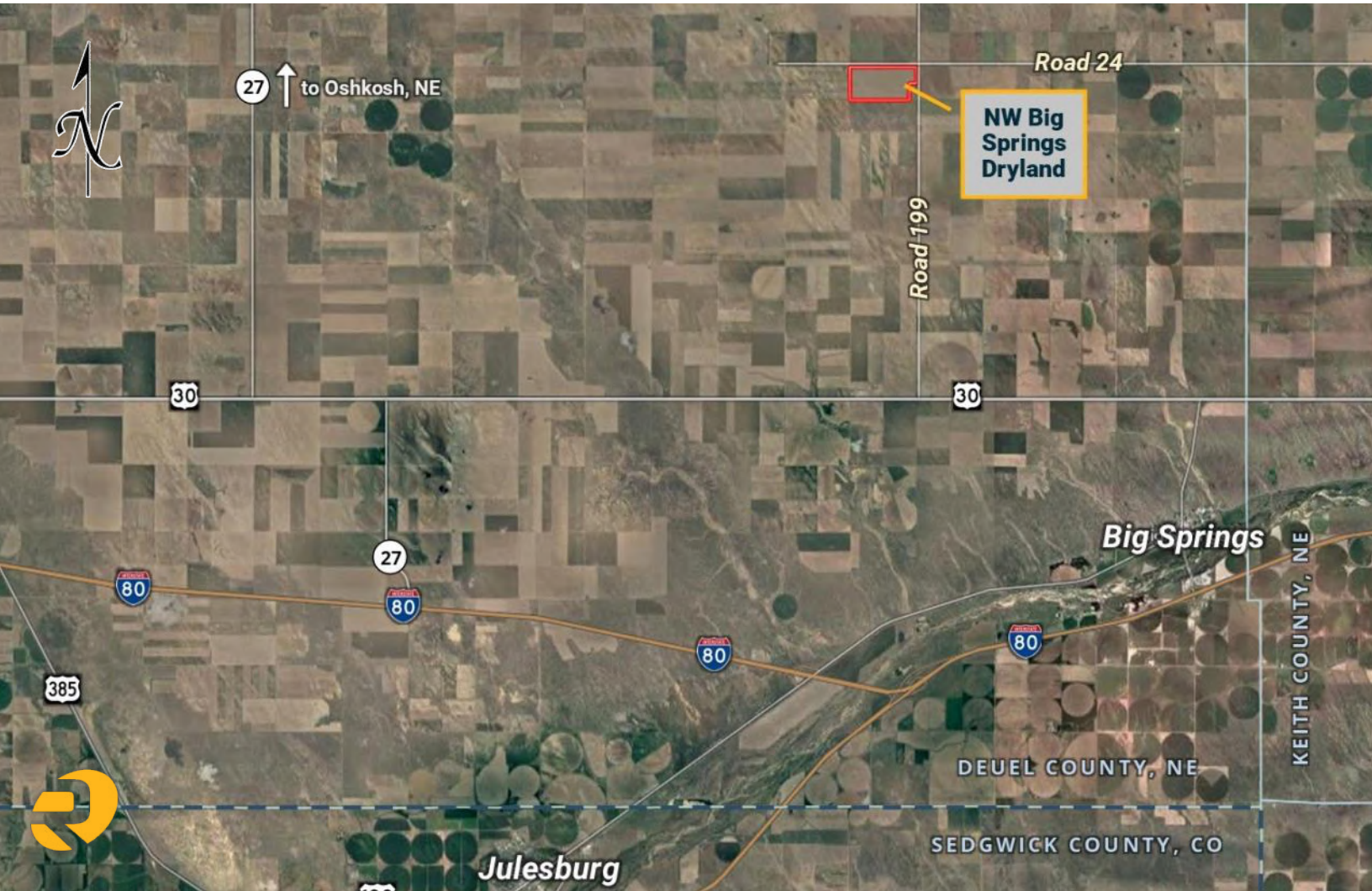
**REAL ESTATE TAXES:** 2024 real estate taxes due in 2025 will be paid by Seller. 2025 real estate taxes and thereafter to be paid by Buyer(s).

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

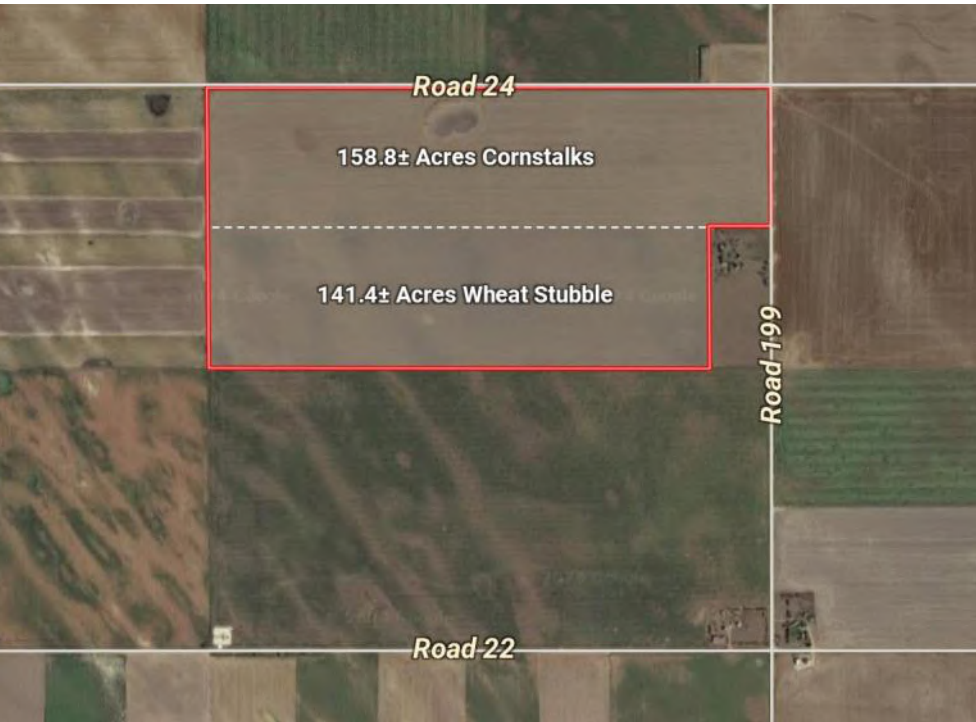
**ACREAGES:** All stated acreages in the initial brochure and Due Diligence Packet are approximate and are obtained from aerial photos from the FSA office. The county tax records may indicate different acreages, and no warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

**NOTICE TO PROSPECTIVE BUYER(S):** 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 the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a *Limited Dual 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.

***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 + Soils Map



## QUICK FACTS

**302.8± total assessed acres**

300.2± FSA cropland acres

Located 10± mi northwest of Big Springs, NE  
Deuel County, NE

Offered as a single parcel

Currently wheat stubble/cornstalks

Buyer(s) will have possession upon closing

Seller to convey all OWNED mineral rights

**Legal:** N½, except a tract, Sec 29, T14N, R42W

**R/E Taxes:** \$2,599.98 (2023)

**STARTING BID: \$315,000**

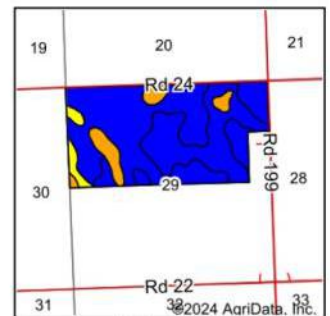
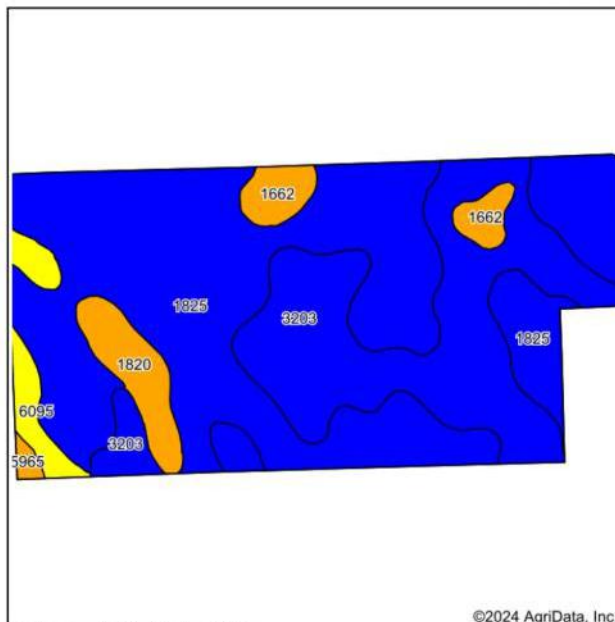
**SCAN QR WITH YOUR PHONE'S CAMERA**  
View more details, photos,  
an interactive map & more!



**Bidding will open at 8am with a soft close at 12pm on December 10, 2024. Bidding time will extend and remain open until 5 minutes have passed with no new bids.**



## SOILS MAP



State: **Nebraska**  
County: **Deuel**  
Location: **29-14N-42W**  
Township: **Big Springs**  
Acres: **300.2**  
Date: **11/7/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE049, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	SRPG
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	175.50	58.4%		Ile	58
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	90.16	30.0%		Ilc	61
1820	Satanta-Altvan complex, 3 to 6 percent slopes	12.85	4.3%		IIle	51
1662	Lodgepole silt loam, occasionally ponded	10.46	3.5%		IIlw	7
6095	Sarben loamy fine sand, 3 to 6 percent slopes	9.80	3.3%		IVe	33
5965	Jayem fine sandy loam, 0 to 3 percent slopes	1.43	0.5%		IIle	50
<b>Weighted Average</b>					<b>2.15</b>	<b>56</b>

Contact Ben at Reck Agri Realty & Auction to request more detailed information | 970.522.7770

## 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.

**921,792**

total acres sold

**422**

successful auctions

**18,511**

auction attendees

**1,978**

transactions



# Northwest Big Springs Dryland Auction

302± Total Acres | Deuel County, NE

**ONLINE  
ONLY  
Auction**



**ONLINE-ONLY AUCTION**  
**Tuesday, December 10, 2024**  
**8am - 12pm MT**

Productive 300.2± dryland acres with great access & immediate possession to Buyer(s) upon closing. The north 158.8± acres are currently in cornstalks & the south 141.4± acres are currently in wheat stubble (sprayed this fall). Buyer(s) will have the option to close in December 2024 or January 2025.

