

KEIM CRP AUCTION

MORRILL COUNTY, NEBRASKA

**ONLINE
ONLY
Auction**

Thurs, December 4, 2025

Bidding Opens: 8:00 am MT

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

291±
TOTAL ACRES

MORRILL COUNTY, NE



Exceptional opportunity to own income-generating land!

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

Location Map + Auction Terms

ONLINE BIDDING PROCEDURE: The Keim CRP Auction will be offered for sale in 1 parcel with NO RESERVE. BIDDING WILL BE ONLINE ONLY on Thursday, December 4, 2025. Bidding will begin @ 8:00 am MT; the auction will "soft close" @ 12:00 noon, MT. Bidding remains open on the parcel as long as there is continued bidding. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid at any time before bidding closes.

To bid at the online auction:

1. Download RECK AGRI MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the Keim CRP 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 full 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. Bidding increments are at the discretion of the Broker. Due Diligence Packet may be obtained by visiting Keim CRP Auction property page at reckagri.com or by calling Reck Agri Realty & Auction.

SALE TERMS/PROCEDURE: The "KEIM CRP AUCTION" is an online only auction with NO RESERVE. Competitive bids will determine the outcome of the auction. Seller reserves the right to accept or reject any and all bids. Seller agrees not to accept and negotiate any contracts to purchase prior to auction date. Bids will be taken for total purchase price not price per acre.

SIGNING OF PURCHASE CONTRACT: Immediately following the closing of the auction, the highest bidder(s) will sign Brokerage Disclosure and will enter into and sign the Farm, Ranch, & Land Purchase Agreement for the amount of the bid. Required earnest money deposit is 15% of the total purchase price which is due upon the signing of the contract(s) and to be deposited with Reck Agri Realty & Auction. Earnest money deposit will be transferred to Thalken Title Company prior to closing and applied toward the total purchase price. Purchase contract will not be contingent upon financing. Terms and Conditions of the Due Diligence Packet and announcements shall be incorporated and made a part of the contract. Sample contract is available within the Due Diligence Packet.

CLOSING: Buyer(s) shall pay in good funds, the balance of purchase price plus their respective closing costs, and sign and complete all customary or required documents at closing, which is on or before December 31, 2025. Closing to be conducted by Thalken Title and the closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title 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). The Buyer(s) to receive a TBD title commitment within Due Diligence Packet, updated title commitment with Buyer(s) name, lender, purchase price, and all supplements and additions thereto after auction, and an owner's title insurance policy in an amount equal to the Purchase Price after closing. Property to be sold subject to existing roads and highways; established easements and rights-of-way; prior mineral reservations; and other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record. Title commitments are available for review within the Due Diligence Packet and title commitments and exceptions will be incorporated and made a part of the Farm, Ranch, & Land Purchase Agreement.

POSSESSION: Possession upon closing.

CRP: Seller to convey all right, title, and interest to the existing CRP contract(s) to the Buyer(s) as successor in interest. Seller to convey 100% of the October 2026 CRP payment. Buyer(s) assumes responsibility of the maintenance of the CRP acres, the obligations of the CRP contract(s), and agree to enter into new CRP contract(s) within 60 days after the closing. Buyer(s) assumes responsibility for the costs and penalties if Buyer(s) chooses to terminate the existing contract(s).

OPEN LANDS CONTRACT: Seller to convey all future payments from Open Fields contract to Buyer(s).

FSA DETERMINATION: FSA base acres and yields to pass with the Parcel as designated within the Due Diligence Packet. Buyer(s) and Seller, at closing, to sign a memorandum of understanding stating the base acres and yields as designated within the Due Diligence Packet.

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

REAL ESTATE TAXES: 2025 real estate taxes due in 2026, to be paid by Seller at closing. 2026 real estate taxes and thereafter paid by Buyer(s).

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.



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

NOXIOUS WEEDS: There may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.

ACREAGES: All stated acreages in the Color Brochure, Due Diligence Packet, and visual presentation at the auction are approximate and are obtained from the FSA office and/or county tax records. Both sources 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. There will be no adjustment in purchase price if acreage is different than what is stated in this packet 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 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 Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "KEIM CRP 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.

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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 | Aerial Map | Photos

The land features gently rolling terrain, panoramic views, and excellent access, making it a prime candidate for a residential homesite or recreational retreat. Whether you're seeking a long-term investment, a private getaway, or a future build site, this parcel offers versatility and value.

QUICK FACTS

- 291.4± acres total | 1 Parcel
- 261.14± acres enrolled in CRP @ \$30.43/acre thru 9/30/33 (\$7,946/yr)
- 21.2± acres trees — excellent habitat for wildlife
- Located 10± miles north of Dalton, NE or 9± miles southeast of Bridgeport, NE
- Highway 385 frontage
- One time incentive payment for public access of \$6,528.50 - paid in March 2026
- Annual payment of \$1,496.15 (\$5/ac on 299.23 ac) for 5 years if kept in public access program
- Older well (windmill) — condition unknown
- LEGAL: SE¼ Sec 32, T19N-R49W; NE¼ Sec 5, T18N-R49W
- R/E Taxes: \$1,685± (2024)

STARTING BID: \$175,000



Looking south towards Hwy 385



Older well (windmill)



Property boundary—looking northeast



Looking northwest towards Courthouse & Jail Rock



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.

959,888

total acres sold

19,034

auction attendees

442

successful auctions



What's inside:

KEIM CRP AUCTION

1 Parcel

291± total acres

ONLINE-ONLY AUCTION

December 4, 2025

8am - 12pm MT



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Currently enrolled in the Conservation Reserve Program (CRP) and Open Fields & Waters (OFW), this property provides attractive annual payments while supporting conservation and public access initiatives. Register to bid!

