

SE CHEYENNE COUNTY PIVOT IRRIGATED AUCTION

CHEYENNE COUNTY, NEBRASKA

**ONLINE
ONLY
Auction**

Thursday, April 16, 2026

Bidding Opens 8:00 am MT

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

320±

TOTAL ACRES

CHEYENNE COUNTY, NE



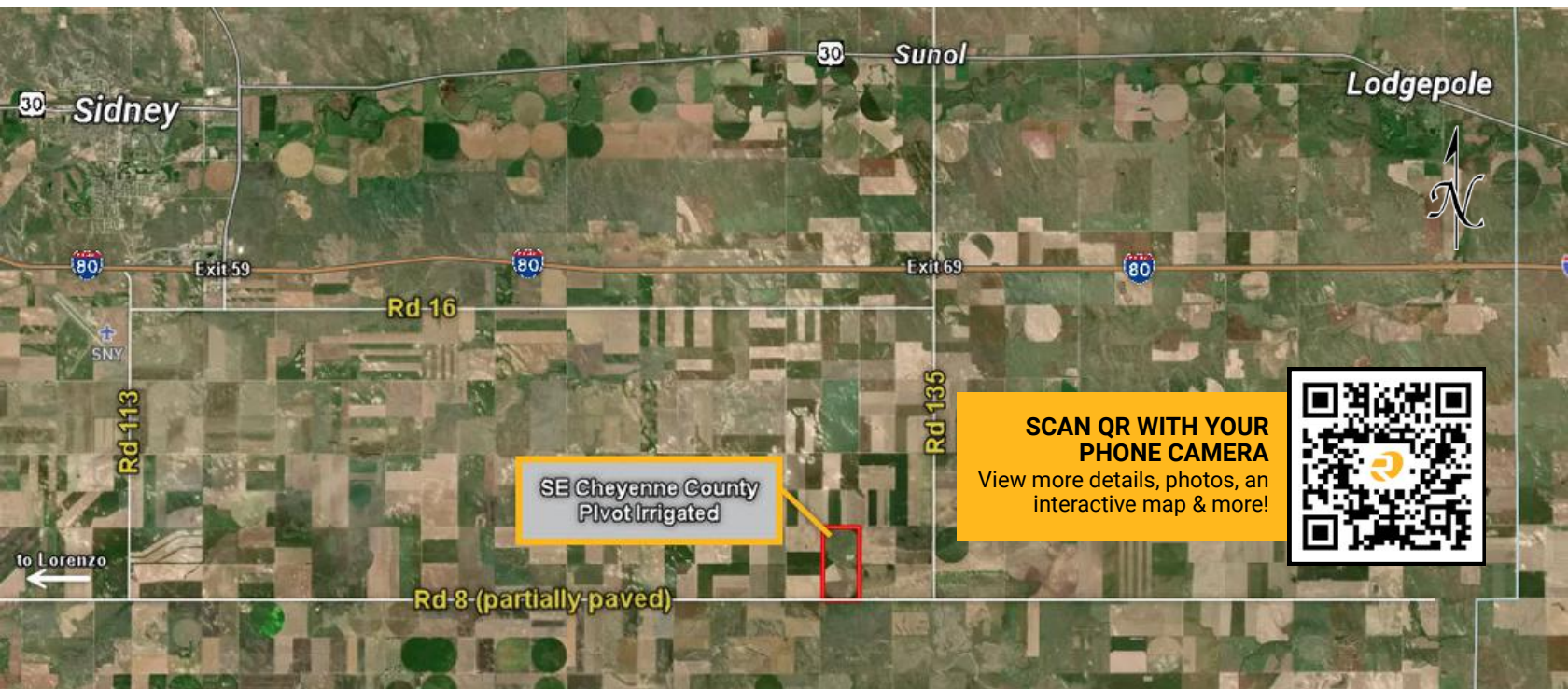
Irrigated parcel SE of Sidney, NE with two pivots.

For More Information:
Marc Reck, Broker
marcreck@reckagri.com
reckagri.com



Office
970.522.7770
Toll Free
800.748.2589

Auction Terms & Location Map



ONLINE BIDDING PROCEDURE: The SE Cheyenne County Pivot Irrigated Property will be offered for sale as 1 parcel. BIDDING WILL BE ONLINE ONLY. Bidding will begin @ 8:00 am MT on April 16, 2026. The auction will "soft close" @ 12:00 noon, MT on April 16, 2026. Bidding remains open on all parcels as long as there is continued bidding on the parcel. Bidding will close when 5 minutes have passed with no new bids. Bidders may bid on any at any time before bidding closes.

To bid at the online auction: 1.) Download RECK AGRICULTURE MOBILE APP through the Apple App Store or Google Play OR visit reckagri.com and click on the SE Cheyenne County Pivot Irrigated 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 the terms and conditions of the Due Diligence Packet. By registering to bid, you agree to these terms & conditions; 2.) Provide Reck Agri Realty & Auction verification of available funds to purchase the property and/or bank loan approval letter with no contingencies, if requested by Broker.

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 15, 2026. Closing to be conducted by Thalken Title. Closing service fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Personal Representative's Deed free and clear of all liens and encumbrances and matters shown within the title commitment.

POSSESSION: Immediate possession if fieldwork needs to be completed prior to closing.

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. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

WATER RIGHTS: Seller to convey all water rights, water wells, well permits, and equipment appurtenant to the property for irrigation including but not limited to irrigation well permit #G-056747. Said irrigation well is subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the South Platte Natural Resource District. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, pumping rates or adequacy of irrigation well, and/or condition of all irrigation equipment. Irrigation equipment includes 1 electric motor, pump, and 2 sprinklers.

GROWING CROPS: None, currently corn stalks

FSA DETERMINATION: FSA base acres and yield 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.

REAL ESTATE TAXES: 2026 real estate taxes due in 2027 and thereafter, to be 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).

ACREAGES: All stated acreages are obtained from the FSA office and/or county tax records. 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.

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

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 "SE CHEYENNE COUNTY PIVOT IRRIGATED 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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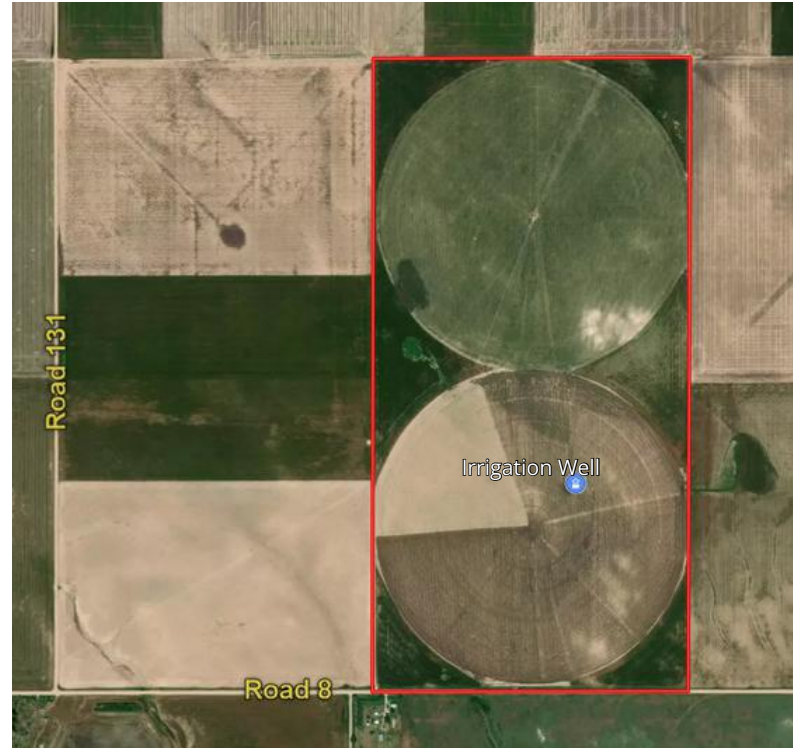


Overview - Descriptions - Photos

OVERVIEW

320.0± acres with 245.2± pivot irrigated by 2 pivots with 1 irrigation well. Located SE of Sidney, NE in Cheyenne County offered for sale as one parcel via Online Only Auction.

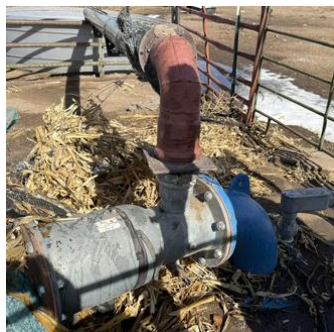
Looking north from Road 8



320.0± total acres

- 245.2± pivot irrigated acres
- 73.7± dryland acres
- 1.1± grass/rds
- Cheyenne County, NE
- Located 4.5± mi S, 9.5± mi E on Rd 8
- Road 8 (south boundary)
- 2 – Zimmatic pivots
- Irrigation well #G-056747
- 256.6 SPNRD certified acres – 41.3” remaining
- Available for 2026 crop season
- Level terrain w/ Class II soils
- Seller to convey all OWNED mineral rights
- R/E Taxes: \$5,712.36 (2025)
- Legal: E½ of 35, T13N, R48W

STARTING BID: \$750,000



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.

969,786

total acres sold

2,094

transactions

449

auctions

What's inside:

SE CHEYENNE COUNTY PIVOT IRRIGATED AUCTION

1 Parcel

320± total acres

ONLINE-ONLY AUCTION

April 16, 2026

8am - 12pm MT



SE CHEYENNE COUNTY PIVOT IRRIGATED AUCTION

Cheyenne County, NE | 1 Parcel

**ONLINE
ONLY
Auction**



ONLINE-ONLY AUCTION

Thurs, April 16, 2026

8am - 12pm MT

320± total acres comprised of 245± acres pivot irrigated and 73± acres dryland being offered for sale as one parcel via Online Only Auction. Property located 10¼ miles southeast of Sidney, NE. Possession for 2026 crop season. 2 - Zimmatic sprinklers with 1 irrigation well. Level terrain with Class II soils.

