

LAND AUCTION

819.66 TOTAL ACRES

Boyd County Cropland, Pasture & Recreational Land

Thursday, January 18, 2024 • 1:30 p.m.

This will be a live auction with online bidding also available by registering through our website at HomesteadLandCompany.com

Offered in 4 Parcels!

LOCATION OF LAND: From Lynch, Neb.: Take Hwy. 12 approximately 3/4 mile east to 503 Ave., then go 1 mile south.
(The land surrounds the cell tower on the east side of the road.)
LOCATION OF THE AUCTION: Community Hall, Lynch, NE

GENERAL INFORMATION:

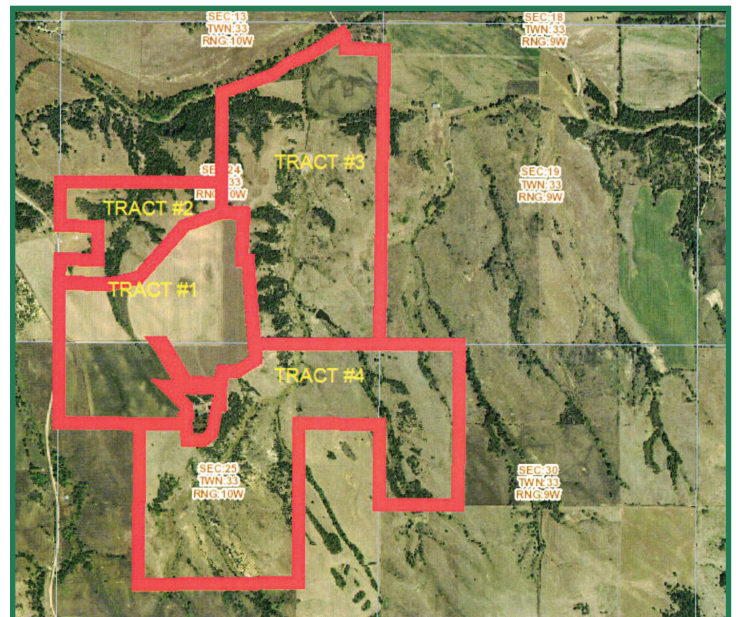
This auction presents an opportunity to invest in a well-managed Boyd County farm/ranch consisting of approximately 200 acres of tillable cropland (currently cash rented) and 619 acres of hard grass pasture (previously leased for 100 cow/calf pairs for 5 months grazing).

The pastures are cross fenced, each with multiple water sources including tank sites, ponds, and natural springs. There are a total of seven tank sites throughout the property served by rural water. The owner has done an excellent job of maintaining the property through cedar tree clearing, weed control, and having replaced 75% of the fences within the last 10 years.

In addition to the ag income and production, the farm boasts excellent hunting opportunities. Multiple water sources, mature hardwoods, and crop fields provide the cover and food sources that provide exceptional habitat for whitetail deer, turkeys, upland game, bobcat, and more. Bring your camper, design your own cabin, add some tower stands, and seed some strategically placed food plots to create and enhance your own family hunting retreat.

The property has excellent road access just off Hwy. 12 and is centrally located just minutes from the Niobrara River, Missouri River, Fort Randall, and Lewis & Clark Lake. This area of Nebraska is widely known for world class hunting and fishing. If you are looking for a well-managed diversified property with ag income and recreational potential you will want to take a closer look at this farm. We welcome your inspection of these farms. Call for complete details!

2023 Taxes on 819.66 acres: \$11,658.14 (\$14.22/acre)
Parcel #200015100; 200040600; & 200041001



TRACT #1: 180 Acres +/- subject to completion of survey
(Part of Sec. 24 & 25, Twp. 33N, Rg. 10W, Boyd Co., NE)

This is a productive tract of cropland that is almost 100% tillable. Soils mainly consist of Reliance silt loam and Onita silt loam. Topography is nearly level to gently rolling. The farm has excellent paved road access. This tract was planted to soybeans and alfalfa in 2023.

The new buyer will receive landlord possession at closing and will assume the remainder of the existing written cash rent lease on the cropland expiring at the end of the growing season in 2026. Call for complete details!

TRACT #2: 69 Acres +/- subject to completion of survey
(Part of Sec. 24, Twp. 33N, Rg. 10W, Boyd Co., NE)

This is a small tract of pasture/recreational land well suited for a potential cabin, home, or RV camp site. The property offers excellent paved road access, mature oak trees, and beautiful views of the surrounding countryside. Small tracts of recreational land such as this are very difficult to find.

The buyer will receive full possession of this tract at closing.

TRACT #3: 259 Acres +/- subject to completion of survey
(Part of Sec. 24, Twp. 33N, Rg. 10W, Boyd Co., NE)

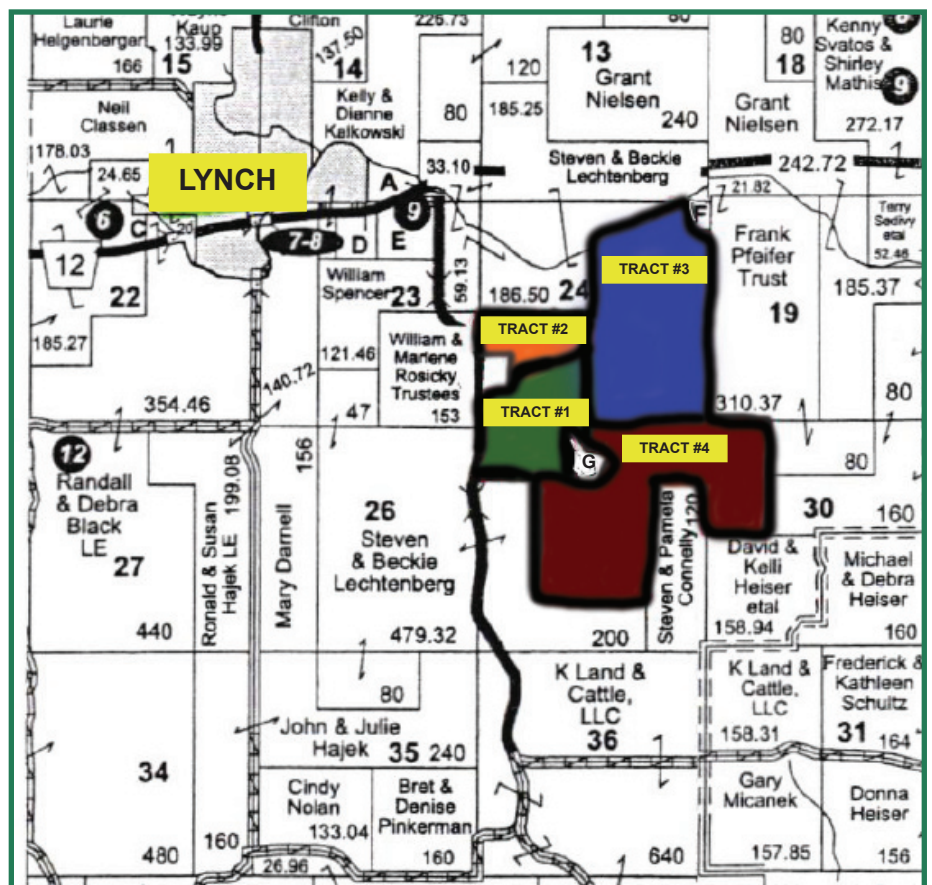
This tract offers a combination of quality grassland and approximately 28 acres of productive bottom farmland currently in alfalfa. The property offers good road access just off Hwy. 12 along with two ponds and a tank site with rural water in the pasture. This tract also offers Ponca Creek frontage. Soils on the cropland consist of Hall silt loam, Monowi silty clay, and Grigston silt loams.

The buyer will receive full possession of the pasture at closing and landlord possession of the cropland subject to the remaining three years of the written lease. Call for complete details!

TRACT #4: 311 Acres +/- subject to completion of survey
(Part of Sec. 25, Twp. 33N, Rg. 10W, AND Sec. 30, Twp. 33N, Rg. 9W, All in Boyd Co., NE)

This is a tract of quality hard grass pasture with the right combination of timber to offer great hunting opportunities as well. The pasture is cross fenced and has four tank sites sourced from rural water. This tract also offers a pond and small intermittent stream.

The buyer will receive full possession of this tract at closing.



TERMS: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before February 16, 2024. Buyer will receive full possession of the pasture at closing and landlord possession of the cropland subject to the remaining three years of the written lease. Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing; all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and rely on their own conclusions. The property is sold subject to existing easements, restrictions, covenants or reservations of record, if any. Bidding increments are solely at the discretion of the auctioneer.

Sale is contingent upon seller confirmation; however, it is their desire to sell to the highest and best bidder. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers as sellers' agents.



MOSSY OAK
PROPERTIES

Homestead Land & Management Co. Inc.
America's Land Specialist

For more information, contact
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Broker, at
402-841-1360.

View pictures at
www.HomesteadLandCompany.com

Keith G. Bittner and the late Mary Bittner, SELLERS