

**Sale Name:** The Schmall Family Living Trust Online Land Auction

**LOT 101 - 159.5 Acres Recreational & Irrigated Land Scotts Bluff County, Nebraska**



### Description

159.5 Acres Recreational & Irrigated Land Scotts Bluff County, Nebraska

## RECREATIONAL AND IRRIGATED FARMLAND WITH LIVE WATER!

There is plenty to enjoy on this Farm with the aesthetic and serene qualities it offers. A diversified Parcel with income from the irrigated land and the opportunity to hunt and fish. This Farm borders the North Platte National Wildlife Refuge and is dissected by the stream or canal that feeds Little Lake Alice.

The recreational opportunities are exceptional for Deer, Geese, Ducks, Turkey, and upland Birds. Top this off with the opportunity to Fish on your own land!

The Farm is irrigated with a Center Pivot and flood irrigation on the north side of the Creek. The corners and 2 fields on the south side of the Creek are flood irrigated. There are currently approximately 53 acres pivot irrigated with 26 acres in the corners and 20.5 acres of good flood irrigated land on the south side of the creek. There are approximately 28 acres of pasture in the Creek bottom and 31 acres on the north side of the Canal.

We have negotiated with a Family member to include their 2-acre Tract near the building. This will give the Buyer the satisfaction of owning all of the land bordering the east side of the Refuge.

The building is a 40'X60' Pole building with full cement floor, insulated, 1 overhead door, and 1 walk-in door. There is a mostly finished office or living area and a bathroom (as is). Water is from a pit-less submersible well with  $\frac{3}{4}$  Hp. pump.

**Located:** From the East edge of Scottsbluff, Nebraska on Highway 26, go 1 ½ miles north on Sugar Factory Road (CR 23) to CR "C" then 2 ¼ miles East to the southwest corner.

**LEGAL DESCRIPTION:** SE1/4NW1/4, E1/2SW1/4, W1/2W1/2SE1/4, Pt. NE1/4 lying south of the Pathfinder Irrigation District Canal, all in Section 9 Twp 23 N R 54 West of the 6th PM in Scotts Bluff County, Nebraska.

**IRRIGATION WATER** is supplied by Pathfinder Irrigation District and possibly supplemental well water. There are 107 acres of water right at a cost of \$36.00 per acre. The 2024 O&M Tax is \$3,852.00. The Farm has a registered irrigation well #G-148200 with 23.5 acres certified.

**SOILS:** 55.9% Otero very fine sandy loam 1% to 6% slope, also: Las Animas fine Sandy Loam, Dailey and Valent fine sandy loam.

**PERSONAL PROPERTY INCLUDED:** All attached irrigation equipment, including the Reinke 7 Tower Center Pivot, and all items left on the premises at closing.

**PERSONAL PROPERTY EXCLUDED:** The 2024 Corn and Hay Crop. Farm Equipment and personal property owned by the Owner and Tenant.

**FARM SERVICE AGENCY INFORMATION:** 158.22 acres Farmland, 98.31 acres Cropland, 60.6 Acres Corn Base, PLC Yield 78 bu.

**POWER:** Power is provided by Chimney Rock Public Power. There is 3 phase service near the southeast corner of the farm to supply the pivot, and single-phase service at the building.

**POSSESSION:** The Buyer will receive full possession of the land on closing subject to the Tenant's rights (Donald Schmall) on the Farmland to pasture the cornstalks to March 1, 2025.

**TITLE:** Seller will convey property by applicable Warranty Deed supported by Title Insurance, showing good and merchantable title subject to easements and restrictions of record at a cost of one-half to Seller and one-half to Buyer.

**TAXES:** Seller will pay Taxes to December 31, 2024. The total 2023 Real Estate Taxes were \$3,815.98. Tax ID #'s 010041001 and 01353607.

**MINERALS:** The Sellers are reserving No Minerals.

**DEPOSIT:** \$60,000.00.

**TERMS:** This Land is to be Sold for Cash, not contingent upon any matter including financing. Financial arrangements must be made before bidding. Proof of funds may be required at the discretion of the Broker. Inspections must be made before the Auction. Buyers are buying the property in "as-is" condition. Exact Legal Descriptions will be determined by Title Insurance. THIS IS A LIVE WEB CAST AUCTION – BIDDING IS ONLINE! All interested parties should plan to be Online Bidders and must register to bid and be approved by the Auction Company before the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions as provided. If you prefer to turn in a bid in person, please call the office at (308) 262-1150 to make arrangements. The winning bidder is required to execute the Purchase Agreement and deliver the deposit in the form of wire transfer, cashier's check, personal check, or cash to our office before 5:00 pm on October 18, 2024. The balance of the Purchase Price will be due at Closing on or Before November 19, 2024. The Sale is subject to Seller Confirmation however, it is the intention of the seller to

sell to the Highest & Best Bidder. Announcements provided at Auction closing time supersede any prior advertising, printed or oral. Call for complete information.

**The Schmall Family Living Trust**

**Donald & Sara Schmall and Cheryl & Tony Coffey - Owners**

NOTE: The Information has been Obtained From Sources Deemed To Be Reliable, But Is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie 's Real Estate & Auctioneers are working as Seller's Agents. Buyers and Agents should note: we will not accept Sub-agency without prior written consent. Announcements prior to the sale supersede all prior advertising, printed or oral.

**Quantity: 159**



<https://www.bidkraupie.com/>