

# LIVE WEBCAST

# LAND AUCTION ONLINE

## Irrigated Farm and Recreational Land! 159.5± Acres Scotts Bluff County, Nebraska

**Thursday, October 17th, 2024 • 1:30 pm**

**LOCATION:** From the east edge of **Scottsbluff, Nebraska** on Hwy 26, go 7 ½ miles North on Sugar Factory Road (CR 23) to CR "C", then 2 ¼ miles East to the southwest corner of the property.

There is plenty to enjoy on this Farm with the aesthetic and serene qualities it offers! This is 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/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 approximately 53 acres pivot irrigated with 26 acres in the corners and 20.5 acres of 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' insulated Pole building with full cement floor, 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 ¾ Hp. Pump.

See our website for more details and resources!

Register to Bid & see details at [www.farmauction.net/SBFarmRec](http://www.farmauction.net/SBFarmRec)

**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 Sec. 9, Twp. 23N, Rng 54, West of the 6th PM in Scotts Bluff Co., 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.

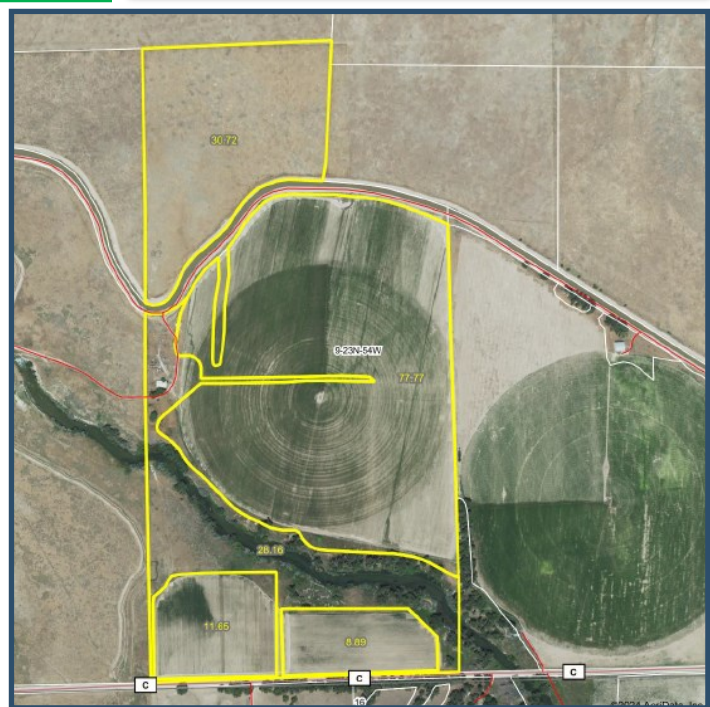
**FSA INFO:** 158.22 acres Farmland, 98.31 acres Cropland, 60.6 Acres Corn Base, PLC Yield 78 bu.

**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.

**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.

**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 prior to bidding. Proof of funds may be required at the discretion of the Broker. Inspections must be made prior to 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 PRIOR to 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.



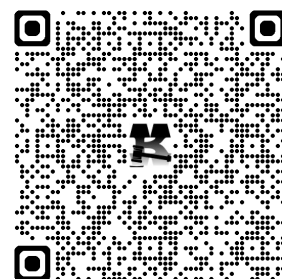
915 Main St • PO Box 100 • Bridgeport, NE 69336  
308-262-1150 • kraupie@farmauction.net



**The Schmall Family Living Trust  
and Donald & Sara Schmall  
with Cheryl & Tony Coffey**

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.

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